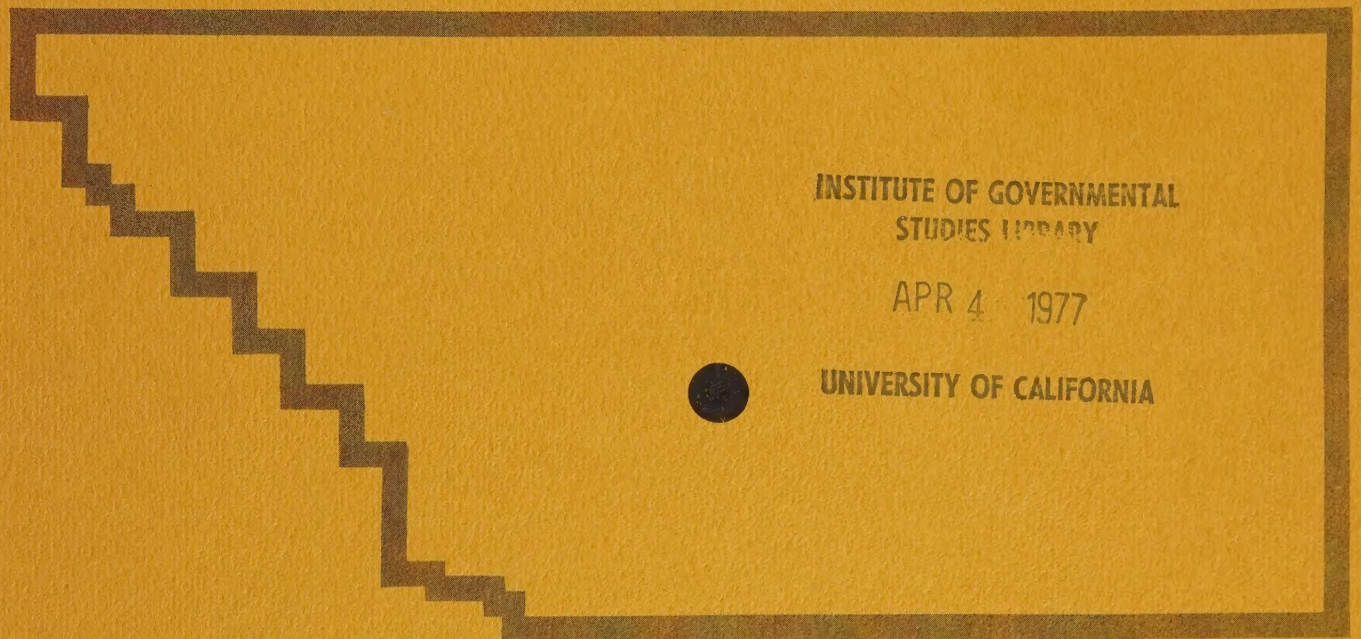


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HOUSING ELEMENT

of The
ARVIN
GENERAL PLAN



[Arvin City Council]
City Planning Arvin
Housing "

KERN COUNTY, CALIFORNIA

**HAHN, WISE AND ASSOCIATES
PLANNING ——— CONSULTANTS**

THE HOUSING ELEMENT
OF THE GENERAL PLAN

For

CITY OF ARVIN, CALIFORNIA

And

KERN COUNTY, CALIFORNIA

ADOPTED

January 24, 1972

THE PREPARATION OF MAPS AND REPORT WAS
FINANCED IN PART THROUGH AN URBAN PLAN-
NING GRANT FROM THE DEPARTMENT OF HOUS-
ING AND URBAN DEVELOPMENT, UNDER THE
PROVISIONS OF SECTION "701" OF THE HOUS-
ING ACT OF 1954, AS AMENDED.

77 01459

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RESOLUTION NO. 3-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARVIN, STATE OF CALIFORNIA, APPROVING AND ADOPTING THE HOUSING ELEMENT, LAND USE ELEMENT, CIRCULATION ELEMENT, AND PUBLIC SERVICES AND FACILITIES ELEMENT OF THE GENERAL PLAN FOR THE CITY OF ARVIN

WHEREAS, the Planning Commission of the City of Arvin did present to the City Council their recommendation and approval of the Housing Element, Land Use Element, Circulation Element, and Public Services and Facilities Element of the General Plan for the City of Arvin, and

WHEREAS, pursuant to Government Code Section 65300 et seq., the said Council gave required notice and did hold public hearing on the 24th day of January, 1972, for the purpose of considering the adoption of the Housing Element, Land Use Element, Circulation Element, and Public Services and Facilities Element of the General Plan reports and maps, at which public hearing the Housing Element, Land Use Element, Circulation Element, and Public Services and Facilities Element of the General Plan were explained and reported upon; and

WHEREAS, said elements of the General Plan reports and maps are necessary for the sound future of community development, the preservation of community and city-wide values and the promotion of general health, safety, convenience and the welfare of the citizens of the City of Arvin; and

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council does hereby approve and adopt the Housing Element, Land Use Element, Circulation Element, and Public Services and Facilities Element of the General Plan for the City of Arvin.

2. The City Clerk endorse and file a copy of report and maps, attesting to this Council's adoption;

3. A certified copy of said elements of the General Plan, reports and maps, together with a certified copy of this resolution, be delivered to the Planning Commission of the County of Kern.

PASSED, APPROVED AND ADOPTED THIS TWENTY-FOURTH DAY OF JANUARY, 1972
BY THE FOLLOWING VOTE:

AYES: Fox, Giese, Nielsen, Ortiz, Smothermon
NOES: None
ABSENT: None

Elmer Smothermon
Mayor of the City of Arvin, California

ATTEST:

V. M. Collins
City Clerk



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TABLE OF CONTENTS

ARVIN, CALIFORNIA

	<u>Page</u>
I. GOALS	1
Principles	1
Standards	2
Objectives	3
II. INDENTIFICATION OF HOUSING PROBLEMS - GENERALLY	5
III. POSSIBLE SOLUTIONS - OBSTACLES TO SOLUTIONS - GENERALLY	7
A. Obstacles	7
B. Existing Public Policies	7
C. Actions Underway to Improve Housing	8
IV. IDENTIFICATION OF HOUSING PROBLEMS, ARVIN	9
V. OBSTACLES TO SOLUTIONS OF PROBLEMS, SPECIFICALLY	11
VI. POSSIBLE SOLUTIONS TO IMPROVING HOUSING, ARVIN	12
A. Actions to Improve Housing, Arvin	14
VII. EXISTING HOUSING CONDITIONS AND GENERAL AREAS OF DETERIORATING HOUSING	14
Number of Housing Starts - Age - Size	15
Housing Condition Map	16
VIII. CITY INCOME CHARACTERISTICS	17
IX. AGE GROUPS	18
X. MONTHLY RENT STRUCTURE	18
XI. MORTGAGE PAYMENT STRUCTURE	19
XII. PROJECTION OF FUTURE HOUSING NEEDS	20
XIII. IDENTIFICATION OF HOUSING PROBLEMS, ARVIN	21

TABLE OF CONTENTS (Cont'd.)

	<u>Page</u>
XIV. ENVIRONMENTAL FACTORS	24
XV. SUMMARY OF OBSTACLES PREVENTING SOLUTIONS OF HOUSING PROBLEMS	25
XVI. PREVAILING MORTGAGE AND RENTAL RATES - EFFECT	28
XVII. CURRENT PROGRAMS	30
XVIII. OUTLINE FOR IMPLEMENTING THE HOUSING ELEMENT	31
XIX. RECOMMENDED AREAS FOR HOUSING OF LOW AND MIDDLE INCOME FAMILIES	34
Map - Housing Areas Middle and Low Income Families	35
XX. THE HOUSING PLAN AND IMPLEMENTATION	36
Map - Housing Plan	45
Map - Land Use Residential	46
XXI. ANNUAL WORK PROGRAM	47
XXII. EXISTING PUBLIC POLICY - POLICY CHANGES	48
APPENDIX -	
A. Summary of Federal Aid for Housing	
B. Methodology Used in Projection	
C. Population and Housing Projection	
D. General Characteristics - 1970 Census	

HOUSING ELEMENT

GENERAL PLAN

The objectives of the Housing Element of the Kern County General Plan are to establish communitywide housing goals, identify existing housing problems, determine obstacles to solution of housing problems, and endeavor to make adequate provisions for the housing needs of all economic segments of the community.

I. Goals

The housing goals of the communities of Kern County are to provide a full range of housing choices for all economic and social groups without the deterrents of unreasonable cost, location, condition and design that deprive large segments of the community from needed housing. Providing adequate housing at reasonable costs for all residents of the community need not detract from the physical environment and economic make-up of the community but enhance its appearance and economic functioning through greater efficiency and community involvement.

A. Statements of Principles, Standards and Objectives must be coordinated by the county, its cities, and other agencies involved in housing. Objectives must be both immediate (for a three or four year period) and long range (ten to twenty years).

1. Principles:

- a. Housing should be provided for and available to all income, ethnic and racial groups.
- b. Adequate choice should exist in type of dwelling unit, size, location, and whether to be owned, leased or rented.

c. Vacant urban residential land and areas in need of redevelopment or renewal should be used for housing low and moderate income families in preference to converting more expensive areas or to use raw land in the urban fringes.

d. New techniques to provide housing, including such factors as construction, design, flexibility, new materials, and financing should be encouraged as part of the solution to existing and future housing problems.

e. Housing problems transcend municipal and county boundaries, making it necessary that all agencies and jurisdictions communicate and coordinate programs affecting housing and related items.

f. Programs should be encouraged that make best use of existing housing stock through rehabilitation and modernization. Financial inducements and aid programs to benefit both owner and consumer should be developed at the state level, such as tax benefits for improving housing as opposed to increased assessments. Enabling legislation to accomplish this should be encouraged.

g. No demolition of existing occupied units should be ordered until replacement units have been secured.

h. Housing plans must relate to other elements of the General Plan such as Transportation, Land Use, and Community Facilities, including sewer, water, streets and other public services.

2. Standards.

a. Community General Plans should include housing standards consistent with housing needs of all segments of the community recognizing factors such as age, income, family, and mobility.

b. Housing standards should be such as to insure a decent, safe, and sanitary dwelling of such configuration as to provide for basic needs of the family unit.

c. Environmental standards should be consistent with community goals.

Varying environmental conditions shall not detract from total housing environment to encourage deterioration of neighborhoods or dwellings.

d. Physical improvement standards should be consistent with residential densities and ability of both community and housing consumer to pay.

e. Emphasis on providing dwelling units should not diminish effort on neighborhood or community design or attendant community needs related to housing, such as recreation, open space and education.

f. The relationship of employment, transportation and housing must be recognized so that an inordinate amount of expenditure both by government and the public is not spent on either housing or transportation because of distance between home and work. Communities must provide both employment and housing for their residents consistent with a free choice of opportunity in finding both.

g. Areas for housing for all segments of the housing market must be located and identified for development.

3. Objectives (for a three or four year period)

a. Achieve coordination of housing goals, plans and objectives of county communities making up the housing markets.

b. Stimulate new housing, rehabilitation of existing housing stock and access to housing by the disadvantaged through whatever programs become available.

c. Develop local interest leading to local programs for recognizable housing needs to be satisfied.

d. Specific problem areas that are not indigenous to all counties or metropolitan areas must be provided for as typified by the farm labor community and the rural population concentrations.

e. Existing agencies and institutions that are capable of action or increased activity toward providing housing or aid in satisfying housing needs must be mobilized to maximum effectiveness.

f. Existing adopted general plans of the cities and the county must be reviewed to include housing elements to insure achievement of housing goals both for the total community under consideration.

g. Total involvement of all those affected by public and private programs in regard to housing must be included in the planning and implementation of large-scale efforts affecting their future environment.

h. Housing programs including public expenditures must be related to all programs, particularly environmental programs and economic development, in order to achieve recognized public goals.

i. Review existing policies that relate to housing and its availability to all segments of the community.

II. Identification of Housing Problems - Generally

The communities of Kern County are increasingly concerned about the amount, cost, condition and arrangement of housing in both urban and rural areas. The following conditions are known to exist:

A. Both rental and sales housing are in short supply, resulting in:

1. Low vacancy rate.
2. High rental rates in relation to per-capita income.
3. Limited choice in location, type, and size of unit (limited apartment development).
4. Retarded redevelopment and replacement programs.
5. Because of limited public housing programs now in existence, their full potential has not been realized.
6. Scatteration of housing developments has increased costs of services and taxes accordingly, conversely reducing the appeal to provide services.
7. ~~Establish an equitable tax base so that proliferation of mobilehomes will not deter construction of permanent homes.~~

B. High cost of housing in relation to employment and income due to basic employment being related to agriculture, oil production, the military and the unskilled labor in industry.

c. Significant portion of the population, both permanent and migrant, being employed in seasonal agriculture and services.

D. Greater proportion of new housing is for upper and middle income groups restricting home buying from large portion of the population.

E. Two or three separate housing markets exist (geographically) while agencies and jurisdictions with the comprehensive responsibility toward housing do not exist, except for the County Housing Authorities.

F. All older communities contain a large proportion of older, frequently substandard housing stock.

G. Population growth, both natural and from migration, is a prime factor in considering housing as is the case with most of California. This in turn increases land costs.

With the recognition of the need for providing housing for the entire community for the common welfare of all the citizens, whether in or out of incorporated city limits, it is the expressed concern of those in Kern County responsible for the condition of housing to ensure that all possible programs and plans will be initiated, coordinated and carried out.

III. Solutions - Obstacles to Solution of Problems - Generally

A. Obstacles to solution are both local and national in origin. Kern County and its cities are subject to the same economic forces that govern supply and cost of housing due to cost of financing and materials. More local in nature are the rising cost of land, labor, and government services. Governmental agencies in Kern County are being mobilized to plan for housing and collect the necessary data to program needs and formulate policies and devices to provide needed housing. The number, location and makeup of these agencies are such that a coordinated mobilization of common effort is an undertaking in itself. The economic base of the county and its communities have led to a diversity of incomes and occupations leading to an expected variation in types and costs of available housing. The dependence on tourism, agriculture, oil and the military has created a gap between incomes and housing costs. Unbalanced communities are the rule in Kern County.

B. Existing public policies and plans recognize residential land use needs and the local economic base. Residential densities vary with the communities and their location. The desire to preserve agricultural lands and the scenic resources of the county has affected the availability of sites for housing and in some respects encouraged rural rather than urban housing densities for parts of the metropolitan area. It is the collective intent of the community general plans to express a desire to allow for a full range of housing alternatives with equal opportunity for occupancy in type of home, location, whether it is rented or owned. Choices shall not be limited to single family homes or conventional apartment developments.

Full use of existing housing stock combined with new construction should be the pattern throughout the community.

C. Actions Underway to Improve Housing.

1. County action. The county's effort is to assess housing needs and conditions, formulate programs, public and private, and coordinate the efforts of the cities with county actions in order to maximize the efforts of both. This is the substance of the housing element of the County General Plan.

a. Housing Element preparation required a survey of housing conditions, environment and needs necessitating significant expenditure of funds and labor from the county and the cities. From this effective action programs can be implemented.

2. The county and the cities have begun, and have maintained housing and related programs through workable programs, neighborhood improvement programs, and land use planning. An inventory of programs and housing element contributions follows.

3. Other public and quasi-public action.

a. Public programs combined with private action can provide the majority of needed housing units. An example of this is the effort to provide "flash peak" housing for rural areas using migratory farm labor. Local agriculturists must provide the impetus for the publicly financed and managed project.

IV. IDENTIFICATION OF HOUSING PROBLEMS - ARVIN

The City of Arvin, along with the County of Kern, recognizes that housing is one of the primary concerns facing society today. It is increasingly concerned about the amount, cost and arrangement of housing, both in the City of Arvin and the Arvin Planning Area. The following conditions are known to exist:

A. Both rentals and houses for sale are in short supply, resulting in:

1. Low vacancy rate (approximately 3.5%).
2. Relatively high rental rate.
3. Limited choice in location, type and size of dwelling unit.
4. Very little replacement housing for displaced families.
5. Developers are serving on the medium and medium-high income group.
6. Demand for adequate housing for all income groups is increasing while construction of new units has decreased substantially during the years 1964 through 1969; however, there has been a substantial increase in the number of dwelling units in 1970.

B. During the past few years, new housing being constructed by private developers is essentially serving the medium income and medium high income groups, restricting home buying from a substantial portion of the population.

C. Enumeration Districts indicated on the Housing Condition Map following Roman Numeral VII show evidence of substantial blight or deterioration in enumeration districts 414, 416, 417, 418 and 419. There are substantial environmental problems in enumeration district 414, particularly, and in 417, 418 and 419. Most of these areas are older developments in the city, and contain a large proportion of sub-standard housing and also housing that the field inspection indicates that conservation is questionable.

D. Population growth, both permanent and migrant, is of prime consideration in considering housing in the Arvin area. The population in Arvin, in 1970, has been indicated as 5,090 persons. The city was not incorporated during the 1960 Census. The Lamont area has a population of 7,007. While the change in population has been moderate there is still pressure generating for additional housing in the area.

E. Several separate housing markets exist (geographically) with substantial differences in costs of housing and costs of land. If population growth, both natural and migration has leveled off to a considerable extent, it is still a prime factor in considering housing as is the case with most of California. This pressure, caused by population growth, is a major factor in increasing land costs.

The City of Arvin and the County of Kern recognizes the need for providing housing for all income, racial and ethnic groups for the entire Arvin Planning Area. It is the expressed concern of the responsible officials of the City of Arvin and the groups presently working on housing plans, to insure that all possible programs and plans will be initiated, coordinated and carried out.

V. OBSTACLES TO SOLUTIONS OF PROBLEMS - SPECIFICALLY

A. Obstacles to solutions of the problems are both local and national in origin. Arvin and Kern County are subject to the same economic forces that govern supply and cost of housing due to cost of financing. More local in nature are the rising costs of land, labor and services. The administration of the City of Arvin has mobilized to plan for housing and to collect the necessary data program housing needs and formulate policies and methods to provide needed housing.

B. Existing public policies and plans recognize land use needs and the local economic base. The high percentage of the workers in Arvin are employed in agriculture with wholesale, retail trade and services being the second largest category of employment. The economic base of the city has lead to a diversity of incomes and occupations leading to an expected variation in types and costs of available housing. The agricultural production of the area has historically formed the economic background of the planning area. The varying diversity of employment and income has created a considerable gap between the income of families and housing costs.

It is the intent of the Arvin General Plan to express the desire for a full range of housing alternatives with equal opportunity for occupancy and type of homes, locations, whether they are rented or owned. The choices shall not be limited to single family homes or conventional apartment development. Full use of existing housing stock combined with new construction and new concepts should be the pattern in the Arvin Planning Area.

VI. SOLUTION OF PROBLEMS - ARVIN

A. Actions underway to improve housing:

1. The City's effort is to assist housing needs and conditions, formulate programs - both public and private - and coordinate the efforts of the city and the county in order to maximize the efforts toward this goal. This is, in substance, the Housing Element of the City of Arvin's General Plan. The housing program could initially include the following phases:
 - a. Assist and encourage the County Housing Authority to develop and administer a long-range community housing program.
 - b. The development of a specific plan for housing the city's low and moderate income families.
 - c. Encouragement of a neighborhood planning and improvement programs in residential areas requiring remedial treatment with the assistance of neighborhood citizens' housing committees.
 - d. The establishment of a Technical Aid Committee for residents seeking advice on the community's housing program.
 - e. Initiate a city-wide program for gradual removal of the dilapidated dwelling units.
 - f. The development of a program offering informational aid to relocated families and help in obtaining decent, common, stable housing for areas of the community.
2. The County Housing Authority has provided some housing for agricultural workers and private developers are developing some 12 to 15 houses presently in the city under FHA financing. There needs to be programs to provide housing for low and moderate income families and programs relating to neighborhood improvement, land use planning, improvement of public facilities and services and the encouragement of new housing concepts.

Arvin presently has approximately 29 units of FHA 235 Housing, 70 units of Farm Labor Housing and approximately 30 units operated by the County Housing Authority.

3. Other public and quasi-public action: Public programs combined with private action can provide a majority of the needed housing units. An example of this is the effort made by the County Housing Authority to provide housing for family farm labor. Local agriculturists, the Housing Authority and private development must provide the impetus for an ongoing program, whether publicly or privately financed and managed project.
4. The Farmers Home Administration for houses built by contractors and developers and sold under this program to low income individuals including a Self Help Program.

VII. EXISTING HOUSING CONDITIONS, GENERAL AREAS OF DETERIORATING HOUSING AND HOUSING STARTS.

The map following indicates areas where there are substantial numbers of substandard and deteriorating dwelling units, and where there are substantial problems of environment.

The number of standard, substandard and deficient units in Arvin are as follows:

<u>Type of Units</u>	<u>No. Arvin</u>	<u>Percentage</u>	<u>No. Vicinity</u>	<u>Percentage</u>
Standard	517	35%	85	66%
Deteriorating (Conservation feasible)	419	29%	30	24%
Deteriorating (Conservation questionable)	-	-	6	5%
Substandard	519	36%	7	5%

These are a total of 2,211 dwelling units in the City Area. The total number of dwelling units that are substandard in the city is 519 or 36%.

Environmental conditions are as follows:

<u>Condition</u>	<u>No. Arvin</u>	<u>Percentage</u>	<u>No. Vicinity</u>	<u>Percentage</u>
Good	446	31%	102	80%
Fair	552	38%	26	20%
Poor	457	31%	-	-

The areas with substantial evidence of blight or deterioration are indicated by Enumeration Districts on the Map following. They are as follows: Enumeration District 414, 416, 419 and to some extent 418. Enumeration District 115 in the County is newer housing and in standard condition.

Areas having substantial environmental problems are Enumeration District 414, 417, 418 and 419.

The number of housing starts in the City for the last decade are not available since complete records have been kept only since 1968. However, the trend has been toward a slowdown in dwelling unit starts from 1965 to 1970.

The average assessed value of the dwelling units in Arvin is \$2300; outside of the city the average assessed valuation is \$2000.

The average age of dwelling units is as follows:

Enumeration District 415 - 10 years; Enumeration Districts 414, 416 and 419 - 30 years; Enumeration Districts 417 and 418 - 20 years.

The average size of bedrooms is as follows:

Enumeration District 415 - 140 square feet; Enumeration Districts 417 and 418 - 120 square feet; Enumeration Districts 414, 416 and 419 - 100 square feet.

The average number of bedrooms in the city is 1.5 and outside the city 1.4.

CITY OF ARVIN

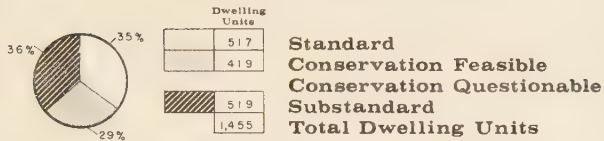
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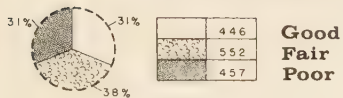
EXISTING HOUSING CONDITIONS

LEGEND

HOUSING CONDITIONS

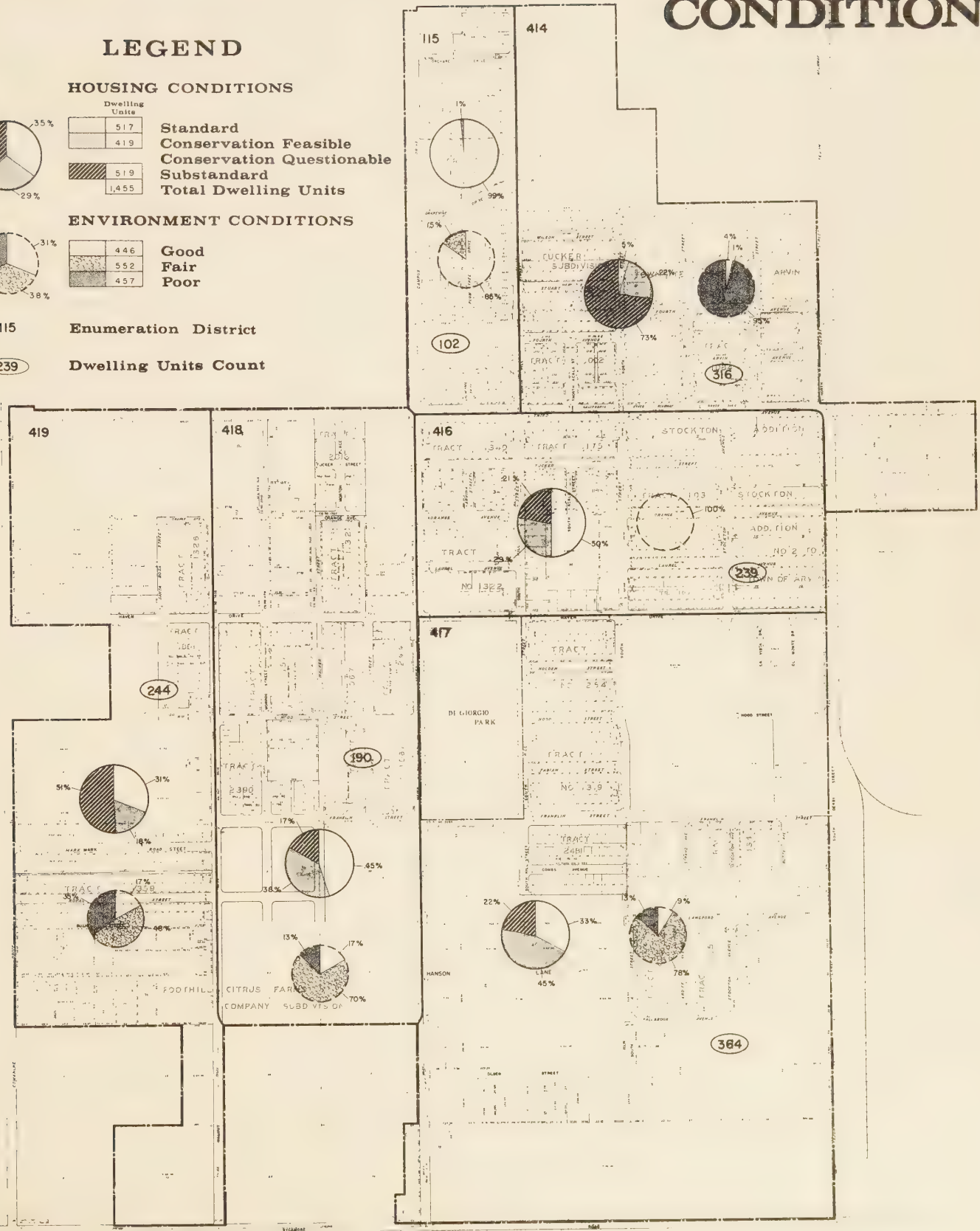


ENVIRONMENT CONDITIONS



115 Enumeration District

239 Dwelling Units Count



VIII. CITY INCOME CHARACTERISTICS

Median family income in 1960 was \$3,799 compared with the statewide median income of \$6,726. In 1968 the median family income increased to approximately \$4,900, which is considerably lower than the state median of approximately \$8,000 for the same year.

The percentage of families with two or more persons employed is exceptionally high in the Arvin area. There is a substantial year-around employment and this seems to be a fair opportunity for employment and the economic base of the area has gradually improved over the years, however, it might be pointed out that there is a substantial portion of the families living in the Arvin area who are below the poverty level.

IX. AGE GROUPS

The age groups in Arvin indicate that a high percentage of persons are below 20 years of age. There are approximately 40% in this age group which indicates a continuing strong demand for housing in this area. Specific age breakdown of groups are estimated as follows:

<u>Ages</u>	<u>Percent</u>
0 - 4	9.2%
5 - 9	11.4%
10 - 14	12.2%
15 - 19	10.6%
20 - 24	6.7%
25 - 44	21.3%
45 - 64	19.2%
65 +	9.4%

X. MONTHLY RENT STRUCTURE

The main obstacles to the solution of any housing problem in the City of Arvin and the Arvin Planning Area is simply the small amount of housing available, and that the cost of housing is prohibitive to those in low income groups. Approximately 50% of the dwelling units in the city are rental units. The range of monthly rents for families renting dwelling units, including utilities, is from \$60 to \$90 per month for the older rental units where there are substantial numbers of deteriorating housing. Monthly rent in newer and sound housing located in the city, particularly in the northerly section and in the new developments in the city area are considerably higher, in the range of \$100 to \$150 per month. Mobility is fairly high in the Arvin area due to the high percentage of families working in agriculture.

It has been reported that during "flash peak" periods of high demand in heavy agricultural activity seasons, some landlords have been known to increase rents on low income rentals substantially over the normal cost for these units.

XI. MORTGAGE PAYMENT STRUCTURE

As stated above, the cost of new housing, particularly housing that is privately financed, is prohibitive not only to those in the low income groups but those in the moderate income group as well. Prospective home owners in the lower age category should find it extremely difficult to meet the mortgage payments. The median value homes in the area are approximately \$10,000. The average monthly payment for families buying houses, including taxes and insurance, are between \$80 and \$100 per month for those families purchasing homes in the districts where there are older homes and a substantial number of deteriorating homes. In the areas of newer and sound housing, the average monthly payment would be in the range of \$175 to \$205 per month, including taxes and insurance.

There is an overwhelming preference indicated for single family homes. The Housing Authority has found that it is more advantageous to supply housing for low and moderate income families in duplex and triplex type of development throughout the County. For the low income group, particularly, most new housing will almost surely be multi-family in nature. There almost certainly will be a need for some type of subsidy before replacement housing can be constructed within the income range of the families that need it.

XII. POPULATION AND FUTURE HOUSING NEEDS

According to the 1970 Census the Greater Arvin Area (census tract 63) had a population of 5,654. In 1960 the population count was 5,872. Thus, there was a loss of population in the area between 1960 and 1970. It is expected that the population will increase to approximately 8,800 persons by 1990. This projected population will require 2,750 dwelling units to be adequately housed. The table below represents the population and dwelling unit projection for Greater Arvin (census tract 63):

<u>Year</u>	<u>Popu- lation</u>	<u>Popu- lation per D.U.</u>	<u>Total Units Needed</u>	<u>Units Avail- able (1)</u>	<u>Addn'l. Units Needed for Period (2)</u>	<u>Addn'l. Units Needed Accumu- lated Total</u>
1960	5,872					
1970	5,654	3.5		1,057		
1975	6,200	3.4	1,820		763	763
1980	6,800	3.3	2,060		240	1,003
1985	7,900	3.2	2,470		410	1,413
1990	8,800	3.2	2,750		280	1,693

1) This includes all units except those rated as substandard in Planning Area.

2) Figure includes replacement of substandard units by the year 1975 for Planning Area.

XIII. IDENTIFICATION OF HOUSING PROBLEMS, ARVIN AREA

The present supply of dwelling units is not sufficient to house the population of the City of Arvin and the area, and there are not enough units being constructed at the present time to take care of the normal population growth of the city, and at the top of the list of needs, is the replacement of existing units which are substandard. There are some 519 units rated substandard in the city which should be replaced. There are some 5 units in the immediate vicinity in Enumeration District 115 that should be replaced also. There is only a small amount of new housing being constructed at the present time, and there is certainly not sufficient housing being built to replace substandard housing and to meet the demands of the new housing market. This means that every year the problem is increasing by at least 20 to 30 dwelling units - this figure does not take into account additional order units which are becoming blighted nor replacement of substandard units.

Directly associated with the needs for replacement of substandard housing is the rejuvenation or conservation of those neighborhoods which contain a majority of the city's housing problems. A portion of this problem would be solved by replacement and rehabilitation of the housing units themselves. Most of the neighborhood problems, however, would realize little improvement by removal or rehabilitation of one or two units per block. At the present time there is substantially no housing available. This is particularly true in the price range that could be handled by a large percentage of the population which would be considered in the low income category.

While housing starts have increased considerably in 1970 over the starts in the last few years, there is still a problem of considerable magnitude. The decline in the housing starts in the years 1968 through 1969 has not kept pace with the population growth and certainly did nothing toward the replacement of some 519 dwelling units that qualify for demolition. A substantial increase in housing starts will be required to meet the population growth and replacement of substandard housing units. There is a high percentage of families living in Arvin making less than \$4,000 per year. There must be provisions made for these very low income families in addition to the program that the County Housing Authority presently has. Families in this income group are effectively unable to purchase the average standard dwelling without some outside aid. Nor are they in a position to pay the rent required for sound housing without some financial assistance.

Cost of sound housing and the price of land have been rapidly increasing over the past few years. Inflation and high cost of borrowing has drastically increased the purchase price of even the most modest standard dwelling. The growth of income, for a large percentage of the population, has not kept pace with the average Californian. Growth of median family income in the Arvin area has not kept pace with that of the State as a whole. For a large proportion of the population, with a take home pay of under \$4,000, the solution for the provision of sound housing is very difficult. The combination of high, and rapidly increasing purchase prices effectively shuts out many families from the market for sound housing.

A similar situation exists in the rental sector of the housing market. Rents have been increasing at the rate of approximately 5% per year throughout the state. Comparative figures between March, 1970 and March, 1971 indicate an average increase in rent of 5.1%. The reason - reduction in residential construction activity has resulted in demand which is substantially greater than the available supply of most single family and multiple family units. This situation along with the increased costs of services and utilities has caused rents to continue to increase at a rapid rate. The growth of family income has not kept pace with increasing rents and dwelling purchase prices, particularly for those families in the low and moderate income groups.

XIV. ENVIRONMENTAL FACTORS

Environment and availability, and adequacy, of public facilities play very important roles in residential neighborhoods. Provision of well paved streets with curbs, gutters and sidewalks, sewers and drainage facilities with sufficient capacity and properly located parks, improve older neighborhoods and stabilize new ones. The proper location of residential areas with respect to heavier land uses has a significant bearing on the environment.

Specifically in the City of Arvin, a high proportion of the streets are in "fair" to "poor" conditions. Most of the problem lies in the lack of wearing surface on the streets and lack of curbs, gutters and sidewalks throughout most of the community. Specifically, the "poor" streets are a portion of Walnut Drive, Myer Street, North Street, Hood Street, Fabian, Plum Tree Drive, Grapevine Drive, South Street, Hanson Lane and Olsen Street. One-half of the remaining streets would have to be rated "fair". There are environmental problems in the northeast section of the city in Enumeration District 414, where problems are particularly acute. There are also environmental problems in Enumeration District 417, 418 and 419 which are south of Third Avenue. These problems include an accumulation of trash and lack of landscaping and maintenance. The City must encourage the public, as individuals, and citizens' organizations, to participate in the formation of project goals for each neighborhood, program proposals and implementation of solutions. There are many areas with inadequate pavement width and inadequate pavement surface which will have to be replaced or rebuilt as Gas Tax Funds become available. It will be necessary to use monies other than those that come from General Funds or Special Assessments, because the residents of these existing neighborhoods with poor facilities and inadequate streets would be unable to bear the costs of improvements if Special Assessment Proceedings were used.

XV. SUMMARY OF OBSTACLES PREVENTING SOLUTION OF HOUSING PROBLEMS.

1. Insufficient family income available to finance improvements to bring deteriorating dwellings up to current standards. Most of the homes which could be classed as deteriorating are occupied by low or moderate income families and those with fixed incomes.
2. While the cost of borrowing money has decreased considerably over the last few months since 1970, today's interest rates and availability of money still discourages many homeowners, who otherwise, would be actively improving their homes.
3. Current property tax laws penalize the homeowner for making improvements. Assessments are lower on substandard structures.
4. Residents are usually unaware of programs available for use in assisting them in upgrading their homes.
5. Local resistance to participation in federally-sponsored programs is common. In many cases, restrictions attached to federal programs discourages their use.
6. There is a lack of coordinated effort, encouraging neighborhood improvements. The need for encouragement to rehabilitate deteriorating structures must come from leadership within the city.
7. Latent neighborhood leadership has not been developed. Citizen participation in leadership is essential to the success of either rehabilitation or conservation programs.
8. Construction has been discouraged by high interest rates and limited availability of mortgage capital. Hopefully, the toward trend of mortgage interest rates will continue

- as will the increasing availability of mortgage capital.
9. Private investment in construction of new housing for low and moderate income families has not been very lucrative. Investment in other areas where higher incomes are found is more profitable.
 10. Public housing and other federally sponsored programs in some instances preempt local control and consequently are unpopular.
 11. The rising costs of land and construction prevent building of new housing units for families of low and moderate income groups without some financial assistance or public housing as in the Arvin area.
 12. Inflated, speculative land costs make up approximately one-third of the total housing costs. Increasing land costs, without corresponding increases and assessments encourages speculative holding of undeveloped parcels.
 13. Generally, builders and unions have resisted innovations in construction techniques, designs and materials. Traditional methods in construction and demands for building features contributes substantially to increasing costs. However, since the enactment of Ch. 1422 Stats of 1969 have become effective, there may be a change because of the effect of the State Statute preempting the field in factory-built housing that may include mobile-type homes being placed on foundations in any zoning district which allows single family housing. The city or local government may control the design and the foundation, the setbacks and the aesthetics of the factory-built housing. Such

factory-built housing must have the State seal of the Department of Housing and Community Development.

14. The cost of labor and materials has been increasing rapidly over the past few years. These added costs must be borne by the purchaser or renter.

XVI. PREVAILING MORTGAGE AND RENTAL RATES - EFFECT

This study was conducted so that the cost of housing in Arvin might be compared with income of the city's residents in order to determine the ability of the citizens to purchase or rent existing housing. The income characteristics of the city have been outlined above. The estimated monthly cost of purchasing or renting a dwelling in the city is analyzed below.

In order to determine the ability of a purchaser to buy a home in Arvin, the total monthly cost must be computed. Many variables affect the monthly payment and, consequently make accurate estimates very difficult to obtain; however, for the purpose of this study, it seems valid to compute the monthly payment of a "typical" existing and new house in the city. A hypothetical example will give an indication of the price range of housing at this time. The estimated monthly cost to purchase an existing single family dwelling in the city priced at \$11,000, would require a minimum of a \$1,118 down payment (including loan charges). The required loan would be slightly more than \$10,000. The total cost per month is estimated, then, to be in the range from \$98 to \$111 on a 25-year loan. This would include property taxes, homeowners insurance and mortgage insurance. The lower rate would be at 6½% interest and the higher rate would be the cost at the interest rate of 8½%.

A second and more realistic example was computed to determine the monthly payment to buy newly constructed homes in the city, using a 2-bedroom, 2-bath typical house. It is estimated the cost would be approximately \$20,000 for a modest home. After the closing costs and assumed 10% down payment, the required loan would be slightly more than \$18,200. The cost per month is estimated, then, to be in the range of

\$178 to \$202 on a 25-year loan. This would also include property taxes, homeowners insurance and mortgage insurance. The lower rate again would be at 6½% and higher rate would be at a cost at the interest rate of 8½%.

Standards for the portion of the family's income which should be spent on housing are recommended in the Housing & Urban Development Act of 1968. The law suggests that the monthly payment under mortgage or principle, interest, taxes, insurance and mortgage insurance should not exceed 20% of the family's income. Referring to the example cited, an annual income of over \$6,000 would be required to purchase a \$11,000 home, and an annual income in excess of \$12,000 would be required to purchase a \$20,000 home. These costs effectively eliminate the large percentage of the population for even the \$11,000 home. A relatively low percentage of the families in the city and the Arvin Planning Area would be in a position to finance a home of \$20,000 or more. These standards might seem unduly restrictive, but they are geared to the lower income group which must meet many other expenses with their limited income.

Rentals in the city also vary considerably. The rent for older homes and apartments are relatively low - \$50 to \$75 per month. The newer homes and apartments (2-bedroom_ would range in the area from \$100 to \$125 a month, and 3-bedroom dwelling units would cost from \$135 to \$175 per month. The Housing and Urban Development Act of 1968 recommends that the monthly rent payment should not exceed 25% of the renter's family income. Based on this standard, the annual family income of \$6,000 to \$8,000 would be needed to afford modern, sound housing of modest size in the city or the planning area. Again, the exception is the housing sponsored by the Kern County Housing Authority.

XVIII. OUTLINE FOR IMPLEMENTING THE HOUSING ELEMENT

The major objective of the Housing Element is the provision of adequate housing, living environment and related services to all of the economic, ethnic and racial segments of the population of the city and the planning area. To achieve this objective, the Housing Element must realize the following goals:

1. Encourage the Housing Authority to develop and administer a more comprehensive housing program.
2. Develop specific plans for housing the city's low and moderate income families.
3. Encouragement of neighborhood planning and improvement programs in residential areas requiring remedial treatment.
4. The establishment of a Technical Aid Program for use by residents seeking advice on the many federal and state programs available, and to advise residents in the community's housing program.
5. A continuation and intensification of a program for removal of dilapidated residential structures.
6. The development of a program offering informational aid to relocated families and help in obtaining decent, stable housing in other areas of the community.
7. Analyze precisely and comprehensively the nature and location of housing problems identified in all areas.
8. Study in detail those areas with potential for concentration of problems related to housing, whether physical or social, and those areas in which housing and environmental conditions are unique.

in any way possible to eliminate deteriorating neighborhoods, encourage multiple units within low income budgets and by any other method to provide sound housing for all economic, racial and ethnic groups.

XIX. RECOMMENDED AREAS FOR LOW AND MODERATE INCOME FAMILIES

Several areas have been designated in the Arvin area for housing of low and middle income families, including the areas in Enumeration District 414 in the northeast corner of the city and Enumeration District 416 south of the State Highway and east of Meyer Street and Enumeration Districts 417, 418 and 419 southerly of Haven Drive.

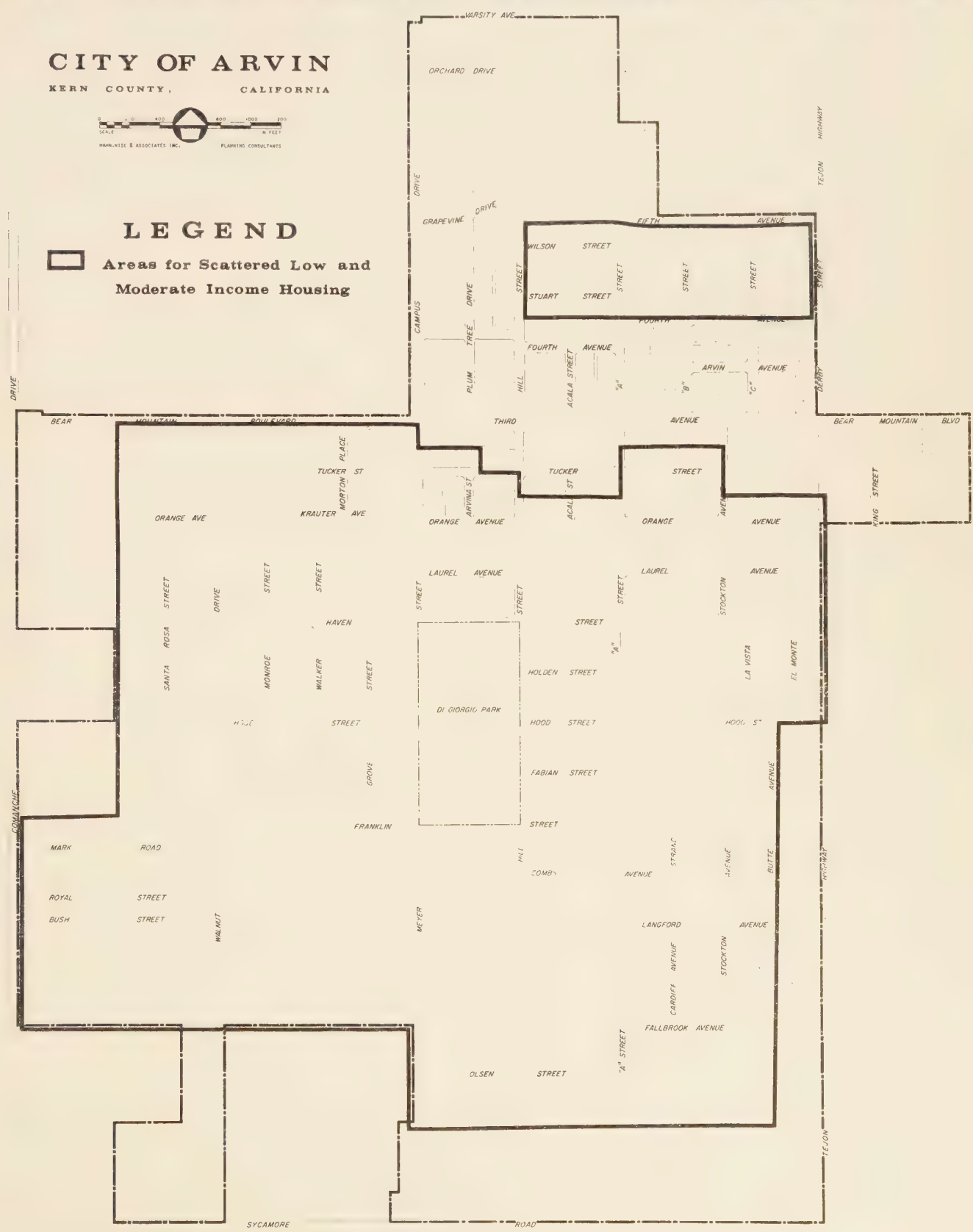
It is expected that such housing will be scattered throughout these areas and will follow the density patterns indicated on the Housing Plan and on the map indicating Land Use - Residential.

LOW - MODERATE INCOME HOUSING

CITY OF ARVIN
KERN COUNTY, CALIFORNIA



LEGEND
Areas for Scattered Low and Moderate Income Housing



XX. THE HOUSING PLAN

The Housing Plan consists of two parts; (1) the Housing Plan Map showing the type of treatment required in the various residential areas and, (2) the Land Use Plan depicting the density of residential development planned for each neighborhood. The type of treatment planned for the community's residential areas ranges from removal of dilapidated structures to construction of new housing in undeveloped areas.

Following is the criteria used to determine the type of treatment planned in each area.

a. Definition of Plan Terms

1. *Existing Sound Housing*

Those residential areas in which most of the housing is in good structural condition. The dwellings generally meet the building code requirements of the jurisdiction in which they are located. In addition to structural soundness, the surrounding environment is improved to contemporary standards. Both buildings and surroundings are well maintained. In order to qualify as an "existing sound housing" neighborhood, over 80% of the individual housing units should have been rated "standard" in the housing condition field survey.

2. *Conservation.*

Areas designated for conservation treatment are those containing housing of varying conditions. A majority of the dwelling units have been rated "standard" or conservation feasible in the housing condition field survey. Some residences were found to be deteriorating and a few were designated "substandard". These portions of below standard housing were defined as the limits for an area to be classified as a conservation neighborhood.

Standard and conservation feasible	70% or more
Conservation questionable and sub-standard	20% or less
Substandard not to exceed	17%

Some environmental deficiencies exist in the neighborhood. However, these are not substantial. Normally, only one major environmental problem is present, such as a deteriorating street or poor surface drainage. In some cases, poorly maintained individual structures or yards are the source of the environmental deficiency.

The conservation concept is applied to neighborhoods which are beginning to show signs of deterioration. This type of treatment is designed to preserve and restore the structures and environment in an area before more drastic measures are needed. The objective of this type of treatment is to obtain an improved, well maintained neighborhood which will remain stable over a long period of time.

Generally, the improvements should be made by the residents and owners, either on their own or with individual assistance from one of the housing programs listed in the appendix. The Homeowners Association is a good vehicle to get a clean-up or fix-up program started in the neighborhood.

3. *Rehabilitation*

Normally a substantial portion of these areas is deteriorated to such an extent that only drastic measures will re-establish it as a sound neighborhood, capable of remaining stable for a long period of time. Treatment of blighted areas may take several forms; locally sponsored projects, lot-by-lot change in use or density (accomplished by individual property owners), and federally assisted projects.

Locally sponsored projects may involve several kinds of remedial treatment. These could include clearance, rehabilitation of structurally sound buildings, replacement of inadequate public facilities, and substantial replanning of the area. The degree of each type of treatment required is dependent upon the extent of the neighborhood's blighted condition.

Lot-by-lot changes in land use or residential density is the most common form of rehabilitation. Change occurs gradually, upon initiative of the private property owners. Zoning changes, consistent with realistic market demands and the Community's General Plan is usually sufficient to stimulate neighborhood rehabilitation.

Federally assisted redevelopment projects, one form of rehabilitation, are similar in scope to those which are locally sponsored. Certain requirements are made concerning the planning and execution of the project. The extent and type of treatment used is dependent upon the degree of blight affecting the area.

Those areas designated for rehabilitation treatment are generally defined as containing the following percentages of substandard housing units.

Substandard	17% or more
-------------	-------------

Environmental conditions are generally very poor throughout these areas and contribute significantly to the existing blighted state. Examples of these conditions are lack of park and recreation facilities, poorly designed and improved streets, etc. Many of the residences have poorly maintained yards and structures. Often the overall neighborhood design has contributed to the bad environmental conditions.

Redevelopment treatment is recommended for those areas which contain substantial numbers of housing units which have deteriorated to the point where they no longer provide safe and adequate shelter. In many cases these units are not economically repairable. Rehabilitation of the neighborhood would eliminate blighted conditions through the removal of unsafe structures, repair of economically repairable units, and provision of adequate public facilities. The neighborhood environment would be upgraded by the installation of needed utilities, recreation facilities, redesigned circulation systems, etc. The goal is to be attained by use of this treatment is the creation of a stable, sound neighborhood, capable of remaining an asset to the community for many years in the future.

4. *New Housing*

The development of non-urbanized lands in accordance with the General Plan will be one of the most productive methods of increasing the housing stock. Several areas are available for development with residential uses. The Housing Plan Map identifies those areas which seem to be the most logical for the needed future housing. Much of the future population growth will be housed in these presently vacant areas.

A well balanced community should contain a variety of residential densities and types; permitting a choice for the housing consumer. Most important, sufficient housing should be available within financial capabilities of the various economic groups of the community.

Continued use of the single family housing type would be appropriate in the low density neighborhoods of the community. Contemporary housing concepts such as cluster and townhouse projects should be encouraged for more efficient use of the diminishing land resources.

Townhouses, garden apartments and condominiums should be used in the higher density areas along with duplexes and apartments.

The City should require development of sufficient housing for low and moderate income families in the newly developed areas. The availability of adequate housing with a decent environment is essential to the well being of these disadvantaged groups and the total community.

5. *Existing Housing to be Converted to Non-Residential Uses*

In certain areas, housing is located in the vicinity of incompatible land uses. For example, residences might be on the fringe of an expanding commercial district. In these cases, it is recommended that the housing be replaced with more compatible uses. The replacement could be accomplished privately, with local government encouragement, or with direct government action.

When units such as these are removed, they should be replaced with housing of a similar cost elsewhere in the community. The replacement housing should be available prior to removal of the existing units. Whenever relocation of individuals or families is necessary, the agency responsible must make every effort to assist the displaced persons in finding another sound residence within their economic means.

6. *Environment to be Rehabilitated.*

The environment within certain areas of residential neighborhoods is a major cause of deterioration. The environmental problem might be limited to one public facility or it could be a combination of several poorly designed or maintained improvements. The problems might, also, be concentrated on the privately owned residential parcels. The lack of certain improvements or poor maintenance could contribute to the deficient environment.

In those areas designated for environmental rehabilitation, particular improvements should be installed or constructed to help eliminate the blighting conditions. On the public side these might take the form of repaved streets, installation of curbs and gutters, construction of recreation facilities, improvement of drainage, structures, or general beautification. Privately, the property owner could improve maintenance practices and install or improve needed accessory facilities such as drives, appurtenant structures and land.

7. *Non-Residential Uses*

Since the Housing Plan is first concerned with residential land uses, all others are grouped under the "Non-Residential Uses" category. Manufacturing, commercial, agricultural, public, and other land use classifications fall within this category.

8. *Transition Housing*

Certain residential areas within the city contain housing, rated from standard to substandard in the housing survey, that are designated for conversion to higher density residential uses in the General Plan. These are termed areas of transition housing. The change in land use will normally occur on an individual property basis except where substantial areas are shown for rehabilitation. A certain degree of parcel consolidation will occur. However, the current lot and circulation pattern will probably not be altered significantly. The result will be a neighborhood-wide change in population density.

Careful consideration should be paid to any increased capacity of streets, utilities, and parks which might be created because of the additional population. Any required improvements should be made concurrent with the gradual population increases.

Transition housing designation can appear in any of the treatment areas. For example, where transition housing is designated in a rehabilitation area, it means that the older deteriorating and substandard single family dwellings should be razed and replaced with new, higher density housing. When transition housing is designated in a conservation area, the change from single family to multiple will be more gradual, and when designated in a standard housing area the change is less urgent and would probably not take place until the condition of the housing changed or the economic pressure forced the change to higher density.

b. Conservation Housing Proposed

Approximately one-half of the residential areas in Arvin are designated as conservation areas. These extensive areas of conservation are a direct reflection of the poor and deteriorating housing conditions in those areas of the city.

Immediate and positive action should be initiated by the city for upgrading housing in these areas. The city should institute an action program with the cooperation of the County Housing Authority. Residents in these areas should be made aware of, through a Technical Aid Program sponsored by the City or Housing Authority, of the various assistance programs available to them.

Volunteer assistance should be used whenever possible to help formulate realistic solutions to the housing problems based on first hand experience in the neighborhood. Volunteer assistance would also help hold down the costs of administration. The "Homeowners or Renters Association" is one possible means of getting the public interested in doing something about their poor housing condition.

c. Rehabilitation of Substandard Housing Areas Proposed

Nearly two-thirds of the residential area in Arvin is designated for rehabilitation and clearance if necessary. Incidence of substandard housing in these areas ranges from 17% to 73% of all units.

These areas should be improved with the cooperation and assistance of the County Housing Authority. The treatment could rely partially on improvement of individual units. However, several concentrated areas of blight will require clearance and code enforcement.

Those rehabilitation areas designated as transition housing should, through regular plan review, zoning administration, code enforcement or redevelopment, be converted to medium density housing to between 8 and 15 units per acre. The opportunity exists here to encourage the private developer to utilize new concepts of residential development such as clustering, townhouses, garden apartments, or other innovative forms.

d. New Housing Proposed

The population projected for the City of Arvin for 1990 is 5,090 persons. The total number of housing units needed to house the 1990 population based on a reduced population per household from 3.5 to 3.2 is 1,750 units.⁽¹⁾ The areas shown for new housing on the plan will hold most of these additional units. The remainder can occur in the area shown as transition housing on the plan where the planned density will be increased from 4 units per gross acre to a rough of 8 to 15 units.

(1) Planning Area Population

As the city's General Plan is drafted and adopted in the near future, consideration must be given to increasing the holding capacity, if and when necessary, by means other than continued single family low density development. Prime agricultural land surrounding the city will increase in relative economic importance as population growth continues in Kern County and the State generally.

The Arvin General Plan will show residential expansion generally to the west and east of the developed areas. Residential development would be less detrimental to agricultural lands if expansion is contiguous to developed areas.

HOUSING PLAN

CITY OF ARVIN

KERN COUNTY, CALIFORNIA



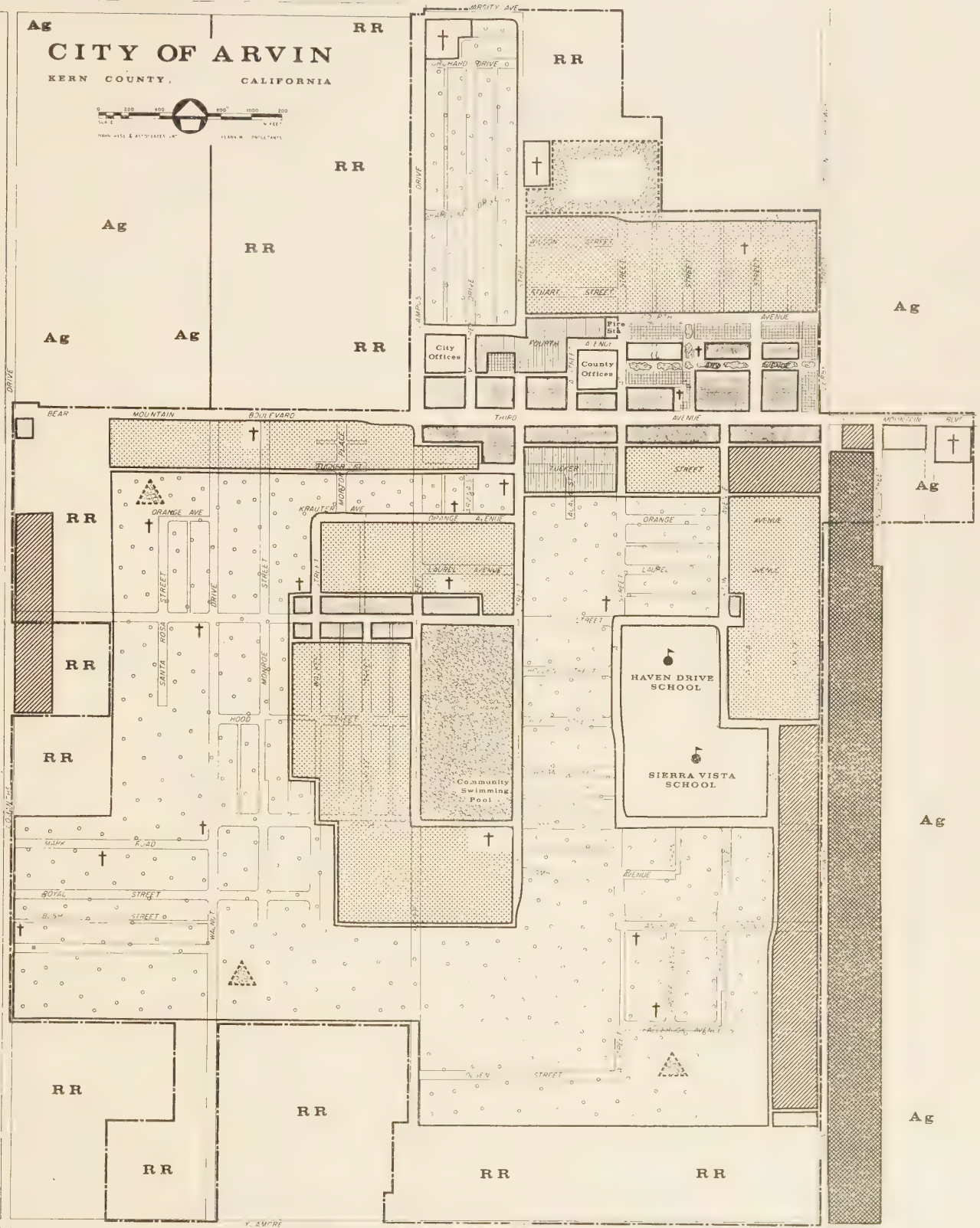
LEGEND

- | | |
|----------------------|-----------------------------------|
| Proposed New Housing | Rehabilitation |
| Residential Reserve | Conversion To Non Residential Use |
| Sound Housing | Transition Housing |
| Conservation | Improve Poor Environment |

LAND USE PLAN

Arvin High School

CITY OF ARVIN
KERN COUNTY, CALIFORNIA



LEGEND

RESIDENTIAL

	Low Density
	Medium Density
	Medium High Density
	Residential Reserve

Units / Acre

4-6

8-12

COMMERCIAL

	Retail
	Heavy
	Office
	Shopping Mall

PUBLIC

	High School
	Elementary School
	Existing Park
	Proposed Parks
	Other

OTHER

	Industrial
	Agriculture
	Church
	Parking

XXI. ANNUAL WORK PROGRAM

Following is a suggested annual work program designed as initial steps toward accomplishment of the city's Housing Goals:

Year 1.

- a. Encourage the Housing Authority to formulate a long range work program.
- b. Establish a Citizens Housing Committee to work with and advise the Housing Authority on housing problems.

Year 2.

- a. Development of a Capital Improvement Program.
- b. Institution of aid to displaced families.
- c. Start preliminary planning for an additional neighborhood planning and improvement project.

Year 3.

- a. Intensification of existing program for removal of dilapidated residential structures.
- b. Institution of a concentrated code enforcement program.
- c. Establishment of a Technical Aid Committee.

Year 4.

- a. Proceed with additional neighborhood planning and improvement programs.
- b. Start planning for rehabilitation or conservation programs in areas indicated on the Housing Plan.

Year 5.

- a. Proceed with neighborhood rehabilitation or conservation programs.
- b. Proceed with upgrading public facilities in the rehabilitation and conservation areas indicated on the plan.

XII. EXISTING PUBLIC POLICY, POLICY CHANGES AND ATATUTES
RELATING TO HOUSING

A. Existing Public Policy

1. Support of Housing Authority Leasback Program for low income groups.
2. Support of Housing Programs for the elderly.
3. Continue Review of zoning ordinance and building codes to assure realistic standards for modern construction and development are maintained.
4. Support of new housing programs and projects by private enterprise.
5. Support of additional housing and 236 Housing Programs in City.
6. Encourage contribution of citizen participation in policy formulation.

B. Public Policy Changes

1. Encourage development of code enforcement programs.
2. Assist in establishing a technical aid and information program.
3. Encourage neighborhood leadership programs.
4. Revise zoning and subdivision ordinances to permit new concepts in development.
5. Encourage programs for home and neighborhood improvement.
6. Encourage medium-high standards for new construction and remodeling.

C. Existing Statutes and Plans Affecting Housing

1. Uniform Building, Mechanical, Plumbing and Electrical Codes as amended.
2. Zoning Ordinance as amended.
3. Subdivision Ordinance as amended.
4. Land Use, Circulation, Recreation, Public Services & Facilities, Housing Elements of the Arvin General Plan.

A P P E N D I X "A"

SUMMARY OF FEDERAL AID FOR HOUSING
AND HOUSING RELATED PROJECTS

FARMERS HOME ADMINISTRATION PROGRAMS
DEPARTMENT OF AGRICULTURE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Please note: Though this listing presents federal programs as of January, 1969, programs are continuously subject to revisions from both legislative and appropriations activities. For the current status of any program, contact your local or regional office of the Farmer's Home Administration, or of the Department of Housing and Urban Development (HUD), (FHA).

TABLE OF CONTENTS

<i>Farmers Home Administration Programs</i>	<i>Page</i>
Farm Labor Housing-Migrant Housing	A- 3
Rental and Cooperative Housing for Rural People	A- 3
Rural Housing Loans	A- 3
Rural Self-Help Housing Loans	A- 4
Water and Waste Disposal Systems for Rural Communities	A- 4
<i>Department of Housing and Urban Development Programs</i>	
Home Improvement Loans-Title I	A- 5
Code Enforcement Grants	A- 5
Community Renewal Program (CRP)	A- 5
Home Mortgage Insurance-203	A- 5
Housing Rehabilitation Grants	A- 6
Housing Rehabilitation Loans-312	A- 6
Interest Supplements on Mortgages for Home Ownership for Lower Income Families-235	A- 6
Interest Supplements on Mortgages for Rental Housing for Lower Income Families-236	A- 6
Low and Moderate Income Housing-Financial Assistance for Nonprofit Sponsors	A- 7
Low Rent Public Housing-Turnkey	A- 7
Low Rent Public Housing-Leasing	A- 7
Low Rent Public Housing-Modernization of Projects	A- 7
Major Home Improvement-203 (b)	A- 8
Model Cities	A- 8
Mortgage Insurance for Armed Services Housing-Impacted Areas-810	A- 8
Mortgage Insurance for Armed Services Housing-Civilian Employees-809	A- 8
Mortgage Insurance for Assistance to Special Credit Risk Families-237	A- 9
Mortgage Insurance for Condominium Housing-234	A- 9
Mortgage Insurance for Cooperative Housing-213	A- 9
Mortgage Insurance for Experimental Housing-233	A- 9
Mortgage Insurance for Land Development and New Communities-Title X	A-10
Mortgage Insurance for Low and Moderate Income Housing-Market Rate-221 MR	A-10
Mortgage Insurance for Moderate Income Homes-221 (d) (2)	A-10
Mortgage Insurance for Multifamily Rental Housing-207	A-11
Mortgage Insurance for Purchase of Fee Simple Title-340	A-11
Mortgage Insurance in Older, Declining Neighborhoods	A-11
Mortgage Insurance for Senior Citizens Housing-231	A-11
Mortgage Insurance for Servicemen's Housing-222	A-12
Mortgage Insurance for Urban Renewal Housing-220	A-12
Multifamily Housing Projects-Supplemental Loans	A-12
Neighborhood Development Program	A-12
Neighborhood Facilities	A-13
Rent Supplements	A-13
Relocation Assistance and Payments	A-14
Senior Citizens Housing-202	A-14
Surplus Land for Community Development	A-15
Urban Beautification and Improvement	A-15
Urban Renewal Projects-Title I	A-15
Workable Program for Community Improvement	A-16

FARMERS HOME ADMINISTRATION PROGRAMS

DEPARTMENT OF AGRICULTURE

FARM LABOR HOUSING - Migrant Housing

This program provides insured loans and grants to finance construction of rental housing for domestic farm laborers. Loans may be made to farmowners, associations of farmers, State or political subdivisions, or nonprofit organizations. Grants may be made to a State or political subdivision or a broadly-based nonprofit organization that will provide labor housing as a community service. Occupants must be citizens of the United States who receive a substantial portion of their income as farm laborers.

Loan funds and grant funds may be used to construct, improve, or repair farm labor housing, including facilities for kitchens, dining halls, and appropriate health and recreational facilities. In addition, funds may be used to develop water, sewage disposal, heat, and light systems needed for the housing and other facilities. Funds may also be used to buy land on which labor housing projects will be located.

The interest rate on the loans is five percent per year on the unpaid principal. The maximum term is 33 years.

RENTAL AND COOPERATIVE HOUSING FOR RURAL PEOPLE

This program provides loans for rental and cooperative housing in rural areas for low and moderate income families and senior citizens. Interest rates and repayment terms vary with the type of loan made.

Loans can be used to construct, purchase, improve, or repair rental or cooperative housing. Housing may consist of apartment buildings, duplex units, or individual detached houses. Funds may also be used to provide recreational and service facilities appropriate for the dwellings and to buy and improve the land on which the buildings are located.

Loans may not be made for nursing, special care, or institutional type homes.

RURAL HOUSING LOANS

This program provides loans to low-income farmers and residents in rural areas and communities with populations up to 5,500. There are special interest supplement payment provisions for low-income families that can bring interest rates down to as low as one percent. Loans can be used:

- for constructing, improving or repairing rural homes, farm service buildings, and related facilities, which may include water for farmstead and household use.
- to buy buildings and building sites.
- to finance self-help housing projects for low-income families.
- to repair homes damaged by natural disaster.
- to finance homes for senior citizens.

Maximum repayment term is 33 years. Interest rates vary.

Applicants must: (1) be unable to finance improvements themselves and be unable to obtain reasonable credit terms elsewhere; (2) be U.S. citizens of legal age and good reputation; and (3) lack decent, safe, and sanitary housing or essential farm service buildings.

RURAL SELF-HELP HOUSING LOANS

This program is designed to enable low-income rural families to build adequate housing even though their income is not sufficient to finance construction by customary methods. Families who will occupy the dwellings perform most of the construction work under the supervision of an expert. Each family in the group agrees to work an agreed-upon number of hours to complete all the houses in the group. Materials may be purchased on a group basis for economy.

Loan funds are used to buy material and to pay for any contracted skilled labor which the participating families are unable to perform. Loans also may be used to purchase building sites.

The Farmers Home Administration will assist in providing plans for the homes, advise on assistance available from other public bodies, and conduct preconstruction meetings instructing in the self-help concept.

Small groups of from six to ten families may make application for self-help housing loans. An application from each participating family is accepted and processed on an individual basis. Each family must be able to repay the loan for the cash cost of the house. The family labor normally amounts to one-third or more of the total value of the finished home.

WATER AND WASTE DISPOSAL SYSTEMS FOR RURAL COMMUNITIES

Loans and grants are made to public and nonprofit organizations primarily serving rural residents to plan and develop domestic water supply and waste disposal systems in rural areas. When needed to reduce users charges, applicants may obtain development grants up to fifty percent of the development cost of a water or waste disposal system.

Comprehensive planning grant funds may be used for: technical and professional services; salaries of technical, professional, and clerical assistants employed specifically to work on the plan; pertinent administrative costs, and necessary test wells and soil and water investigation.

Public or quasipublic bodies and nonprofit corporations serving residents of open country and rural towns and villages up to 5,500 population not part of an urban area are eligible when:

1. They are unable to obtain needed credit elsewhere at reasonable rates and terms.
2. They have the legal capacity to borrow and repay money, to pledge security for loans, and to operate the facility or services installed under the loan.
3. They are financially sound and effectively organized and managed.
4. The proposed improvements will primarily serve farmers, ranchers, farm tenants, farm laborers, and other rural residents.

Farmers Home Administration Department of Agriculture.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HOME IMPROVEMENT LOANS - Title I

This program provides for insurance by the Federal Housing Administration of loans of up to \$5,000 to alter, repair and improve residential and non-residential properties and loans of up to \$15,000 (not to exceed \$2,500 for each dwelling unit) to alter, repair, improve, or convert existing structures used or to be used as dwellings for two or more families. The loan term in both instances may not exceed seven years.

A person who either owns the property to be improved, is buying it under contract, or holds it under a lease good for 6 months beyond the date the loan will mature is eligible. The borrower must have enough income to make the regular payments on the loan.

Application for the loan may be made to any commercial lender participating in this FHA loan-insurance program.

CODE ENFORCEMENT GRANTS

This program provides financial assistance to cities and counties to carry out 3-year concentrated code enforcement projects in appropriately selected areas where at least twenty percent of the buildings have code violations. Grants are provided for up to 2/3 of eligible costs-3/4 for communities 50,000 or under in population- for the planning and execution of the code enforcement program and the provision of certain street improvements. In addition to technical assistance, financial assistance in the form of direct 3 percent interest loans and grants of up to \$3,000 are available to eligible area residents. All eligible relocation costs for persons displaced as a result of the code enforcement are provided.

COMMUNITY RENEWAL PROGRAM - CRP

This program provides grants to eligible cities and counties to assist in preparing a countywide renewal strategy covering the full range of renewal actions required to meet a locality's needs. This includes rehabilitation, code enforcement, redevelopment, neighborhood development programs, capital improvements, social action, antipoverty programs, etc.

Grants may not exceed two-thirds of the cost of preparing, completing, or revising the Community Renewal Program. The community is responsible for remaining costs, which can be provided in each or in performance approved work.

HOME MORTGAGE INSURANCE - 203

This program provides insured mortgage financing for the construction, purchase, or repair and rehabilitation of one-to-four family homes. It is designed to help families undertake home ownership on a sound basis.

The maximum mortgage amount for a single-family owner-occupied home is \$30,000. Mortgages on non-owner-occupied dwellings are limited to eighty percent of the maximum for owner-occupied homes. Insurance for properties which meet only the FHA low-cost housing standards, as in the case of rural area homes, is limited to \$13,500.

Any person having sufficient resources to make a three percent or greater downpayment and successfully meet the terms of the mortgage or any individual whose home (owned or rented) has been destroyed by a natural disaster (for a 100 percent loan) is eligible.

HOUSING REHABILITATION GRANTS

This program provides grants to individuals or families who own and occupy residences in neighborhood development, urban renewal, and code enforcement areas and areas certified by the locality to become such areas. The grants will cover the cost of repairs and improvements necessary to make the property conform to applicable codes or other requirements of the plan for the area.

Payments do not exceed the lesser of the actual cost of repairs or \$3,000 for applicants whose incomes do not exceed \$3,000 per year.

Owner-occupants of one to four-dwelling unit properties located in federally assisted project areas described above are eligible. Application for grant is to be made to the public agency administering the local program.

HOUSING REHABILITATION LOANS - 312

This program provides loans to assist rehabilitation in existing and in future urban renewal and code enforcement areas as certified by the locality.

Owners of property in urban renewal or concentrated code enforcement areas and business tenants of such property whose leases have at least as long to run as the terms of the loan are eligible.

INTEREST SUPPLEMENTS ON MORTGAGES FOR HOME OWNERSHIP FOR LOWER INCOME FAMILIES - 235

This program provides mortgage insurance to assist lower-income families in acquiring a home or membership in a cooperative housing project. Assistance is in the form of monthly payments by HUD to the mortgagee to reduce interest costs on a market-rate home mortgage insured by FHA to as low as one percent if the homeowner cannot afford the mortgage payment at twenty percent of income. Amounts of subsidies will vary according to the income of each homeowner and the total amount of the mortgage payment at the market rate of interest. Family income and mortgage limits are established for eligibility in each locality. Assistance may be provided for new or substantially rehabilitated homes, although exceptions will be made in a limited number of cases.

Homeowners owning a dwelling financed under either Section 235 (i) which meets the basic requirements as to mortgage amount and other requirements of Sec. 221(d)(2) or Sec. 234(c) or under Section 237, or members of a cooperative association operating a housing project financed under Section 213 are eligible.

INTEREST SUPPLEMENTS ON MORTGAGES FOR RENTAL HOUSING FOR LOWER INCOME FAMILIES-236

This program provides assistance to lower income families by lowering costs on certain rental and cooperative housing. The assistance is provided in the form of monthly payments to the mortgagee on behalf of the mortgagor of a part of the interest on a market rate project mortgage insured by FHA. Interest reduction payments may also be made on a rental or cooperative housing project owned by a private, nonprofit limited dividend, or cooperative entity which is financed under a State or local program providing assistance through loans, loan insurance or tax abatements.

The periodic interest reduction in payments reduces payments on the project mortgage from an amount required for principal, interest, and mortgage insurance premium on a market rate mortgage to an amount that would be required for principal and interest if the mortgage bore an interest rate of one percent. The purpose of the payments is to bring the monthly rental charges down to a level which lower income families can afford (25 percent of the tenant's adjusted monthly income).

Nonprofit, limited dividend and cooperative entities may apply for mortgage insurance and interest reduction payments.

LOW AND MODERATE INCOME HOUSING-FINANCIAL ASSISTANCE FOR NONPROFIT SPONSORS

This program provides loans to stimulate prospective nonprofit sponsors of low-and moderate-income housing to develop sound housing projects efficiently. It is designed to provide strong nonprofit groups with the financial resources required to establish identifiable low-and moderate-income housing projects.

Eighty percent interest-free loans covering certain preconstruction costs may be used to plan and obtain financing for a proposed project. The loans are repayable when the permanent mortgage proceeds become available, as the costs they cover are generally included in the final mortgage financing.

LOW RENT PUBLIC HOUSING-turnkey

This program provides loans and annual contributions which permit public agencies to provide decent, safe and sanitary housing for low-income families at rents they can afford. Local housing authorities rent to low-income families dwelling units provided by construction, rehabilitation of existing structures, purchase from private developers or builders (the Turnkey method), and by lease from private owners.

There are special provisions for people of limited incomes who are displaced by urban renewal, highway construction, government actions, natural disasters, and for the elderly, the handicapped and American Indians.

LOW RENT PUBLIC HOUSING-LEASING-Leased Housing or Rent Certificate Programs

This program provides annual contributions to authorized public agencies to work with real estate agencies, owners, and developers to provide housing for low-income families.

Local authorities lease dwellings from private owners and make them available to low-income families at rents they can afford. Local authorities are also authorized to purchase a structure containing leased units and resell it to the tenants on terms which they can manage without undue financial hardship.

LOW RENT PUBLIC HOUSING-MODERNIZATION OF PROJECTS

This program provides loans and annual contributions to bring existing public housing projects up to present day physical standards, and to involve tenants in all aspects of management including planning and implementing modernization programs, determining management policies and practices, expanding services and facilities, and providing employment opportunities. Priority is given to serious problem localities.

MAJOR HOME IMPROVEMENT-203(b)

Major home improvements may be financed with loans insured by the Federal Housing Administration under several different programs.

A home mortgage on one-to four-family dwellings can be refinanced with a new Section 203(b) mortgage in an amount sufficient to pay off outstanding mortgages and finance improvements. Such mortgages include special terms for veterans.

Loans of up to \$10,000 per family-unit (\$14,500 in high-cost areas) with terms up to 20 years are insured by FHA under Section 203k for improving or rehabilitating one to four-family homes located inside or outside urban renewal areas. Similar loans may be insured under Section 220h on one to eleven-family units in urban renewal areas.

MODEL CITIES

This program provides supplemental financial and technical assistance to enable cities to improve the quality of thier physical and social environment. Cities are required to utilize and coordinate existing Federal grant-in-aid programs, state, local, and private resources, and to involve neighborhood residents in planning and executing comprehensive five-year plans.

The program authorized the Department of Housing and Urban Development to pay (1) eighty percent of the costs of planning and developing comprehensive city demonstration programs; (2) eighty percent of the cost of administering the approved programs, but not the cost of administering any progject or activity assisted under a Federal grant-in-aid program; and (3) the costs of projects and activities included in the approved programs, not to exceed eighty percent of the aggregate amount of non-Federal contributions otherwise required to be made to all projects or activities assisted by Federal grant-in-aid programs which are undertaken in connection with such demonstration programs.

MORTGAGE INSURANCE FOR ARMED SERVICES HOUSING-IMPACTED AREAS-810

This program provides two types of mortgage insurance involving housing for the Armed Forces in impacted areas:

1. Mortgage insurance for builders to construct multifamily rental housing of not less than eight units, and of detached, semi-detached, and rowhousing for rental and eventual individual sales to military, or essential civilian personnel of the Armed Services, NASA, AEC, or employees of contractors thereof (810 f and g).

2. Individual mortgage insurance for detached, semidetached, or rowhousing released from projects insured under Section 810 f and g, described above, for individual ownership by military or essential civilian personnel of the Armed Forces, NASA, AEC, or employees of contractors thereof (810h).

MORTGAGE INSURANCE FOR ARMED SERVICES HOUSING-CIVILIAN EMPLOYEES-809

This program provides mortgage insurance to finance the construction or purchase of owner-occupied one-to-four family housing for civilian employees of the Department of Defense, NASA or AEC, or their contractors. The housing must be located at or near research or development installations.

Maximum mortgage amounts:

\$30,000-1 family

\$32,500-2 or 3 family

\$37,500-4 family

MORTGAGE INSURANCE FOR ASSISTANCE TO SPECIAL CREDIT RISK FAMILIES-237

This program provides mortgage insurance to finance home ownership for certain families of low and moderate income who cannot qualify for insurance under normal standards because of their poor credit history. The program also provides debt management and related family counseling for low-and moderate-income families seeking to achieve home ownership. Because this is currently an experimental new program credit assistance-family counseling services will be offered in a series of pilot projects throughout the country. The program will be expanded as rapidly as possible.

MORTGAGE INSURANCE FOR CONDOMINIUM HOUSING-234

This program enables persons to reside in multi-family projects on an ownership, rather than a rental basis. In condominium ownership a person owns separately one or more single dwelling units in a multi-unit project and has an undivided interest with the owners of the other units in common areas and facilities serving the project.

This mortgage insurance section provides long-term mortgage financing for purchase of an individual family unit in a project. It also enables financing for construction or rehabilitation of a housing project by a sponsor who intends subsequently to sell individual units on a condominium basis.

MORTGAGE INSURANCE FOR COOPERATIVE HOUSING-213

This program provides insurance of long-term mortgage loans used to finance projects that will be owned by, and provide housing for, members of nonprofit cooperative corporations. The financing can be used in several ways: For construction of a project; acquisition and/or rehabilitation of an existing project by the cooperative corporation; to improve and repair a project already owned by the cooperative corporation and to finance the resale of individual memberships; in the case of individual family dwellings, to construct dwellings that will be sold to individual members and to provide mortgage financing for individual members purchasing units in such projects; and to construct or rehabilitate a project that the sponsor intends to sell to a nonprofit cooperative.

The program is intended to serve a broad cross-section of the housing market, and its administration recognizes variations in the needs of different types of families in central and suburban areas.

To be eligible, a cooperative housing project must consist of not less than five units. The property may be located in any area approved by the FHA when a need for such housing is demonstrated by the market.

MORTGAGE INSURANCE FOR EXPERIMENTAL HOUSING-233

This program provides mortgage insurance on individual homes and multi-family properties that incorporate new or untried construction concepts intended to reduce housing costs, raise living standards and improve neighborhood design.

It is designed to speed the development of new concepts by reducing the risks involved in underwriting mortgages on housing incorporating experimental materials, designs and techniques.

Interested sponsors able to prove that the property which is proposed is an acceptable risk for testing advance housing design or experimental property standards are eligible.

MORTGAGE INSURANCE FOR LAND DEVELOPMENT AND NEW COMMUNITIES-Title X

This program provides financing for land acquisition and development costs for large subdivisions and complete new communities and for the implementation of sound planning concepts in their development. Proceeds of mortgages insured under this program may be used to finance land acquisition, water and sewer lines, streets and lighting, and other installations needed for residential communities. Non-residential buildings (commercial, school, etc.) are not included, except for water supply and sewage disposal installations, clubhouses, parking garages, etc., owned and maintained jointly by property owners.

Land development must meet statutory and FHA requirements and receive all governmental approvals required by State or local law or by the Department of Housing and Urban Development. Land development project mortgages, except those covering New Communities or sewer and water systems, are limited to terms not exceeding 10 years.

Prospective mortgagors, subject to the approval of the Federal Housing Commissioner are eligible. Public bodies are not eligible.

Eligibility as a "new community" requires specific findings of substantial contribution to the sound economic growth of the area and approval of the local governing bodies and the Governor of the State (unless the locality holds State-delegated powers of self-government).

MORTGAGE INSURANCE FOR LOW AND MODERATE INCOME HOUSING-MARKET RATE 221-MR

This program provides mortgage insurance to aid in financing the construction of detached, semidetached, row, walkup, or elevator-type rental housing for low-or moderate-income families, persons 62 or older, or handicapped persons. There must be a minimum of 5 units. Priority in occupancy is assigned to persons displaced by urban renewal or other governmental action. There are no family income limitations on eligibility for occupancy.

Private profit-motivated mortgagors are eligible.

Application is made through a commercial lending institution following a preapplication conference with the local insuring office.

MORTGAGE INSURANCE FOR MODERATE INCOME HOMES-221-(d)(2)

This program provides insured mortgage financing for construction, purchase, or rehabilitation of single-family homes and one-to-four unit rental projects, at the market interest rate, for low-and moderate-income families.

Advantageous financing terms for home purchase are available to families who are displaced by urban renewal, or other governmental action.

All families are eligible, subject to income and credit qualifications. Displaced families qualify for special terms.

Application is made to a lending institution approved by FHA as a mortgagee. Certification of eligibility as a displaced family is by the appropriate local government agency.

MORTGAGE INSURANCE FOR MULTIFAMILY RENTAL HOUSING-207

This program provides mortgage insurance and long-term mortgage financing for the construction or rehabilitation of rental housing. It is designed to serve a broad cross section of the rental housing market by facilitating the provision of rental accommodations suitably designed to provide (1) adequate space for family living at reasonable rents, and (2) appropriate facilities for different types of families those with or without children or those located in urban or suburban areas.

Investors, builders, developers, and others who meet FHA requirements for mortgagors are eligible. Mortgage insurance provided under Section 207 can apply only to properties located in an area (1) approved by FHA for rental housing, and (2) where the need for such housing is demonstrated by market conditions.

MORTGAGE INSURANCE FOR PURCHASE OF FEE SIMPLE TITLE-340

This program provides insured mortgage financing for purchase of fee-simple title by a home owner who has only a leasehold interest in the land on which his home is located. Mortgages up to \$10,000 for a period of 20 years are allowable.

Homeowners subject to a leasehold who can meet income and credit qualifications are eligible.

MORTGAGE INSURANCE IN OLDER, DECLINING NEIGHBORHOODS

FHA has the authority, not a program, to insure financing of housing in older, declining neighborhoods. The agency will waive normal economic soundness requirements and economic life requirements in such areas and base decisions on mortgage insurance applications on individual merit and the need for housing for low and moderate income families in declining areas.

No neighborhood will be declared off limits for FHA-financing solely on the basis of its being an older neighborhood.

Homeowners or project owners who would qualify under the section of the Act under which he is seeking insurance may qualify for the waiver of certain eligibility requirements. Application is made through an FHA approved mortgagee.

MORTGAGE INSURANCE FOR SENIOR CITIZENS HOUSING-231

This program provides mortgage insurance to profit and nonprofit sponsors of new or rehabilitated rental housing projects specifically designed for occupancy by the elderly (62 years or over) or the handicapped. The mortgages may be repaid over a period not exceeding 40 years and may either finance up to 100 percent of the replacement cost or rehabilitated value in the case of nonprofit projects, or finance up to ninety percent in the case of profit-motivated projects. A project must have at least eight dwelling units.

Nonprofit or profit-motivated sponsors are eligible. Application is made through a lending institution approved by FHA as an eligible mortgagee.

MORTGAGE INSURANCE FOR SERVICEMEN'S HOUSING-222

This program provides insured mortgage financing for the purchase of proposed or existing single-family housing by mortgagors certified as eligible by the Secretary of Defense or the Secretary of Transportation. The Program cannot be used to refinance mortgages executed or assumed by servicemen, but a mortgage insured under another section of the National Housing Act may be transferred to Section 222 when it is assumed by an eligible serviceman. When a mortgage given by an eligible serviceman is insured under Section 222, the FHA mortgage insurance premium is paid by his service branch while he remains on duty or, if he dies on active duty, for two years after his death or until his widow disposes of the property, whichever is sooner.

MORTGAGE INSURANCE FOR URBAN RENEWAL HOUSING-220

This program provides mortgage insurance for new or rehabilitated homes or multifamily structures located in designated urban renewal areas and areas with concentrated programs of code enforcement and neighborhood improvement. The program is designed to assist in the elimination of slums and blight and in preventing properties from deteriorating. Loans may be used to aid in financing improvements that will enhance and preserve salvable homes and apartments in designated urban renewal areas. These are supplemental loans that do not require refinancing of any outstanding indebtedness.

Mortgage insurance, provided under Sections 220 and 220(h) is available only for properties located in (1) urban renewal areas where the Secretary of Housing and Urban Development has certified to the FHA that the city has the legal authority and financial capacity to carry out an approved urban renewal plan or (2) an area in which a program of concentrated code enforcement activities is being carried out pursuant to Section 117 of the Housing Act of 1949 as amended.

Investors, builders, developers, individual home owners, and apartment owners are eligible.

MULTIFAMILY HOUSING PROJECTS-SUPPLEMENTAL LOANS

This program provides insurance of supplemental loans to finance alteration, repair, additions, or improvements on any multifamily project insured under any section of the National Housing Act. Loan proceeds may be used to finance the purchase of equipment for the operation of a nursing home or group practice facility.

Owners of a multifamily project subject to a mortgage insured by FHA are eligible.

NEIGHBORHOOD DEVELOPMENT PROGRAM

This program provides a new method of undertaking urban renewal plans and activities, a contract for a loan or capital grant for the annual increment of a renewal program could cover activities in several contiguous or noncontiguous areas.

Funding on a 2/3 basis (population over 50,000) and 3/4 basis (population under 50,000) is based on the amount of loan and grant funds needed over a 12-month period in each urban renewal area contained in the community's program. Funding is on a 3/4 basis in areas irrespective of population, designated as economic development areas by the Economic Development Administration.

The program permits broad, flexible plans specifying major land uses, density of development and the public facilities needed with no real lag between the decision that an area is in serious physical condition and the beginning of actual activities to correct these conditions.

Cities, other municipalities, and counties are eligible. The locality must have a currently certified Workable Program for Community Improvement.

NEIGHBORHOOD FACILITIES

This program provides grants to aid in the construction and/or rehabilitation of multiservice neighborhood centers which offer a wide range of community services.

Grants may cover two-thirds of the development cost or seventy five percent in areas designated for redevelopment under Section 401, Public Works and Economic Development Act 1965.

Facilities must create, extend, or improve existing health, welfare, social, educational, cultural, and recreational services in the neighborhood. The facility must be (1) needed to carry out a program of community service (including a Community Act Program under Title II, Economic Opportunity Act, 1964) in the area, (2) consistent with comprehensive planning for the area, and (3) accessible to a significant proportion of the area's low-or moderate-income residents.

Local public bodies, agencies, or Indian tribes possessing authority under state or local law are eligible. These groups may contract projects to nonprofit organizations with appropriate legal, financial, and technical capability. Application is made to the HUD regional office serving the area.

RENT SUPPLEMENTS

This program, designed to make decent housing available to low-income individuals and families, provides Federal rent supplement payments to owners of certain private housing projects. The rent supplement payment amounts to the difference between at least 25% of the tenant's income and the fair market rent for the unit. The supplement cannot exceed 70% of the fair market rent for the unit. As the tenant's income changes the rent supplement is increased or decreased accordingly. If the tenant's income rises to the point where he can pay full rent he may continue living in the same unit without a supplement.

Tenants eligible for rent supplement are those whose incomes do not exceed the maximum established in the area for initial occupancy of low-rent public housing. In additions, they must qualify in one of the following ways: be elderly or handicapped (or have an elderly or handicapped wife or husband); be displaced by governmental action; be occupants of substandard housing; be present or former occupants of dwellings damaged or destroyed by a natural disaster occurring since April 1, 1965.

Housing owners eligible for contracts to receive rent supplements are nonprofit, cooperative, or limited-dividend organizations.

RELOCATION ASSISTANCE AND PAYMENTS

Relocation assistance and payments are provided for families, individuals, and business concerns to ease the impact of displacement caused by all HUD-assisted programs. The assistance is available in the form of help in finding standard relocation housing and in the re-establishment of business concerns in new locations.

Relocation payments up to \$200 are available to individuals and families to cover moving expenses, including storage costs, and direct loss of personal property. An additional relocation payment of up to \$500 per year for a two-year period may be made to families, and elderly or handicapped individuals, who are unable to secure certain types of Federally assisted housing.

Business concerns and non-profit organizations may receive relocation payments up to \$3,000 for combined moving expenses and direct loss of property. If moving expenses, including storage costs, exceed \$3,000, reimbursement may be made for actual approved moving expenses up to a maximum of \$25,000, exclusive of a payment for direct loss of property. Certain small business concerns may also be eligible for a Small Business Displacement payment of \$2,500. Loans and managerial and technical assistance are made available through the Small Business Administration.

Individuals, families, business concerns, and non-profit organizations displaced by a HUD-assisted program are eligible.

SENIOR CITIZENS HOUSING-202

This program provides low-interest, long-term loans for new and rehabilitated rental housing, dining facilities, community rooms, and workshops for the elderly (62 years and older) and the handicapped.

Loans may cover one hundred percent of the total eligible development costs of a major project (including costs of land and site improvements, construction, built-in equipment, and architectural, legal, advisory, and other fees). Loans can be repaid over a period of up to 50 years. The current interest rate is three percent per annum. Temporary financing during construction may be obtained from the Federal Government if needed.

In general, the projects are for those over 62 or the handicapped whose incomes are within official income limits established for the area by HUD. A member of the family under age 62 may reside with the elderly or handicapped persons if it is necessary to provide physical care or economic support.

Private non-profit and limited dividend corporations, consumer cooperatives, and public agencies (except local housing authorities receiving financial assistance from the U.S. Government exclusively under the U.S. Housing Act of 1937) are eligible. Applicants must show that they cannot obtain the necessary funds from sources on terms and conditions equally as favorable as those under this program. Project occupancy criteria of applicant groups must be approved by HUD.

SURPLUS LAND FOR COMMUNITY DEVELOPMENT

This program provides a national demonstration designed to create complete new communities and neighborhoods on surplus Federal land in urban areas as well as surplus lands available under State and local government jurisdictions. The program utilizes established Federal programs, and is intended to demonstrate a joint public-private capability to create total new communities and neighborhoods rather than simply more housing projects or residential subdivisions. Such communities will offer housing, as well as a full range of education, recreation, parks, shopping, religious facilities, and public services to citizens of various income levels and racial backgrounds.

The program is intended to develop the highest quality in planning, urban design, architecture, and total environment for the new communities. Special emphasis is placed on encouraging new and more efficient methods of land development, housing construction, and provision of community facilities through the practical application of new systems and technologies.

City, County, and State governments may apply.

URBAN BEAUTIFICATION AND IMPROVEMENT

This program provides grants to expand community activities in the beautification and improvement of publicly owned and controlled land in urban areas.

A grant may equal up to fifty percent of the amount by which the applicant's expenditures in the current year for beautification and improvement activities exceed its usual annual expenditures for such activities.

Grants may be used for park and recreational upgrading and development, improvement of waterfronts, streetways, and squares, and the beautification and improvement of other public places. All activities must provide long-term benefits.

URBAN RENEWAL PROJECTS-Title I

This program provides grants, planning advances, and temporary loans to eliminate blight in urban areas through surveys and planning, land acquisition and clearing, rehabilitation of existing structures, new building construction, and the installation of public improvements including streets and sidewalks, utilities, incidental recreational areas, flood protection, and the preservation of historic structures.

A Federal grant on a 2/3 basis (population over 50,000) or 3/4 basis (population under 50,000) for areas, regardless of population which have been designated as economic development areas by the Department of Commerce is determined by the amount of funds needed over a 12-month period to carry out activities in the urban renewal areas contained in the community's program.

Local public agencies-which can be a local renewal agency or housing authority, or a local department of government-depending upon State enabling legislation, are eligible. The local governing body must enact a resolution approving the urban renewal project. The locality must adopt a workable program for community improvement, certified by the Secretary of the Department of Housing and Urban Development.

WORKABLE PROGRAM FOR COMMUNITY IMPROVEMENT-Workable Program

A Workable Program for Community Improvement is a prerequisite for the following Federal Aids: Urban renewal, neighborhood development, concentrated code enforcement, interim assistance for blighted areas, demolition grants, community renewal programs, rehabilitation loans and grants in assisted areas, low rent public housing, FHA mortgage insurance under Section 220 and 221 (d) (3) and rent supplements under Section 221 (d) (3).

Essential elements of a Workable Program are codes and codes enforcement, planning and programing, housing and relocation and citizen involvement.

Workable Program certifications and recertifications are for two years and are based on a showing by the community that it is effectively using its resources to eliminate and prevent slums and blight.

Communities interested in obtaining Federal Aids for which a Workable Program is a prerequisite, may request an application form (HUD-1081).

The following listing of Housing Related Assistance was abstracted from the April 1970, Catalog of Federal Domestic Assistance.

The catalog has been updated through July 1970 and represents the most current listing of Federal Programs.

Final copies of the "Housing Element" will include an updated listing of federal aid programs as of the time of publication. This listing may be used as a guide and reference until final publication.

Farmers Home Administration, Department of Agriculture

Farm Labor Housing Loans and Grants-(Labor Housing).
Mutual and Self-Help Housing Loans-(Section 523)
Rural Rental Housing Loans
Water and Waste Disposal System for Rural Communities

Department of Housing and Urban Development

Housing Loans-Rental Housing for Elderly and The Handicapped (202)
Interest Reduction Payments-Rental and Cooperative Housing for Lower Income Families-(236)
Interest Subsidy-Homes for Lower Income Families-(235)(i)
Mortgage Insurance-Construction or Rehabilitation of Condominium Projects-(234)(d)
Mortgage Insurance-Homes-(203)(b)
Mortgage Insurance-Homes for Low and Moderate Income Families-(221)(d)(2)
Mortgage Insurance-Homes In Urban Renewal Areas-(220 Homes)
Mortgage Insurance-Housing In Older Declining Areas-(223)(e)
Mortgage Insurance-Investor Sponsored Cooperative Housing-(213-investor sponsored)
Mortgage Insurance Land Development and New Communities-(Title X)
Mortgage Insurance-Purchase by Homeowners of Fee Simple Title from Lessors-(240)
Mortgage Insurance-Purchase of Units in Condominiums-(234)(c)
Mortgage Insurance-Rental Housing-(207)
Mortgage Insurance-Rental Housing for Low and Moderate Income Families, Market Interest Rate-(221)(d)(3)(Market Rate)
Mortgage Insurance-Rental Housing for The Elderly-(231)
Mortgage Insurance-Special Credit Risks-(237)
Public Housing Leased-(leased housing of Rent Certificate Program)
Major Home Improvement Loan Insurance-Housing Outside Urban Renewal Areas-(203)(k)
Supplement Loan Insurance-Multi-family Rental Housing-(241)
Neighborhood Facilities Grants
New Communities-Supplementary Grants-(New Communities)
Surplus Land for Community Development-(New Town in Town)
Urban Beautification and Improvement Grants
Workable Program for Community Improvement
Model Cities Supplementary Grants-(Model Cities)
Mortgage Insurance-Experimental Rental Housing-(233)(Multi-family)(Experimental Housing)
Code Enforcement Grants
Community Renewal Planning Grants
Housing Rehabilitation Loans and Grants
Neighborhood Development-(NDP)
Public Housing-Modernization of Projects
Urban Renewal Projects
Relocation Assistance and Payments

A P P E N D I X "B"

APPENDIX B

Population and Housing Projections; Methodology

All of the projection figures in the report were derived from a series of step down procedures based on historical trends and on the population projections made by the staff of the Planning Commission of Kern County and by population projections for the State of California by the State Department of Finance. Most of the projections in the report vary from previous figures because developments of the last decade have shown substantial changes from previous trends particularly in the area immigration and migration. As an example, the most recent projections for the State are considerably lower than the previous ones because the rate of increase in migration and natural increase have slowed over the past five years.

Following is an outline of the procedures used to project the populations and dwelling units.

Population: Kern County

- Method I. The County's changing percent of share from 1960 to 1970 of the State's population was applied to the projected population of the State.
- Method II. The adjustment procedure developed by the population Research Unit of the State Department of Finance to bring previous county projections in line with interim (January 1970) State projections was used in Kern County.
- Method III. The projected percent of change in employment from 1969 to 1975 as calculated by the State Department of Human Resources Development was used to obtain employment figures up to 1990. The resulting employment figures were transformed into population figures for use in checking the results in methods I and II.

Population: Census County Divisions and Cities

The area's changing percents of share from 1960 to 1970 of the County's population were applied to the projected population for the County.

Dwelling Units: All Divisions

The various population projections were used to compute the total number of needed dwelling units by the following conversion factors:

Group quarters: In all cities 1% of the population was eliminated from the computations to allow for people in group quarters, such as boarding houses.

Population per dwelling unit: If the current population/dwelling unit is under 3.05, it was used. If the current figure is over 3.14, the United States Bureau of the Census projections were applied.

Vacancy ratio: A vacancy ratio of 7% was considered desirable.

OUTLINE USED FOR HOUSING INSPECTION

I. Work program:

A. Inspect every building externally in each jurisdiction by a qualified team. (New subdivisions can usually be classified as "Very Good" or "Good" on a fast check.)

1. The following items to be checked for condition, under these general headings:

Missing, broken, unsafe, rotted, paint peeling or cracking, mortar joints cracked or open:

- | | |
|----------------|-------------|
| a. Foundations | f. Windows |
| b. Walls | g. Porch |
| c. Roof | h. Railings |
| d. Gutters | |
| e. Chimney | |

2. Ratings:

- a. Good - New or older buildings, well maintained, and new buildings in need of minor maintenance. Equivalent to "sound" housing by Bureau of Census definitions.
- b. Fair - Deteriorating buildings which need one or more repairs to meet reasonable standards of housing. Continued neglect will result in structural damage. Equivalent to "Deteriorating" housing by Bureau of Census.
- c. Poor - Buildings in advanced stage of deterioration or with major structural deficiencies, so as to be incapable of economic repair. Equivalent to "Dilapidated" housing by Bureau of Census.

3. Surroundings to be similarly categorized, based on the condition of streets.

- a. Very Good - Full streets, well maintained (in urban areas), curbs and gutters in good condition, no overhead utilities on street.
- b. Good - Same as above, with some overhead utilities.
- c. Fair - In urban areas - curbs and gutters missing or in poor condition; pavement in need of maintenance. In county areas, shoulders deteriorating.
- d. Poor - Streets unpaved or in need of reconstruction. In urban areas, no curb and gutters.

4. Environment. Street conditions are part of the environment or surroundings. However, other conditions such as yard conditions, influence neighborhood deterioration.
- a. Very Good - Yards well maintained, no junk accumulated in yard.
 - b. Good - Yards clean but no landscaping.
 - c. Fair - Many yards neglected, lawns, dying, some junk, fences deteriorating.
 - d. Poor - Yards neglected, accumulation of junk, fences in poor condition.

OUTLINE USED FOR HOUSING INSPECTION

I. Work program:

A. Inspect every building externally in each jurisdiction by a qualified team. (New subdivisions can usually be classified as "Very Good" or "Good" on a fast check.)

1. The following items to be checked for condition, under these general headings:

Missing, broken, unsafe, rotted, paint peeling or cracking, mortar joints cracked or open:

- | | |
|----------------|-------------|
| a. Foundations | f. Windows |
| b. Walls | g. Porch |
| c. Roof | h. Railings |
| d. Gutters | |
| e. Chimney | |

2. Ratings:

- a. Good - New or older buildings, well maintained, and new buildings in need of minor maintenance. Equivalent to "sound" housing by Bureau of Census definitions.
- b. Fair - Deteriorating buildings which need one or more repairs to meet reasonable standards of housing. Continued neglect will result in structural damage. Equivalent to "Deteriorating" housing by Bureau of Census.
- c. Poor - Buildings in advanced stage of deterioration or with major structural deficiencies, so as to be incapable of economic repair. Equivalent to "Dilapidated" housing by Bureau of Census.

3. Surroundings to be similarly categorized, based on the condition of streets.

- a. Very Good - Full streets, well maintained (in urban areas), curbs and gutters in good condition, no overhead utilities on street.
- b. Good - Same as above, with some overhead utilities.
- c. Fair - In urban areas - curbs and gutters missing or in poor condition; pavement in need of maintenance. In county areas, shoulders deteriorating.
- d. Poor - Streets unpaved or in need of reconstruction. In urban areas, no curb and gutters.

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. Area Name A.	Pop.	1970	D.U.s	Pop.	1975	D.U.s
		Pop./D.U.			Pop./D.U.s	
1. <u>Bitterwater</u>	191	3.08	62	245	3.00	90
2. <u>Taft</u>	15,750	2.62	6,018	14,870	2.60	6,090
Gr. Taft	12,206	2.51	4,865	11,600	2.50	4,940
Gr. Maricopa	820	3.07	267	860	3.00	300
(est.)						
Rural Area	2,724	3.07	886	2,410	3.00	850
3. <u>Maricopa Flats</u>	645	3.07	210	570	3.00	200
4. <u>Los Padres</u>	2,252	1.71	1,314	2,630	1.70	1,650
5. <u>Lost Hills</u>	607	3.37	180	800	3.00	280
6. <u>Wasco</u>	9,998	3.32	3,007	10,150	3.00	3,600
Wasco	8,269	3.33	2,482	8,540	3.00	3,030
Rural Area	1,729	3.29	525	1,610	3.00	570
7. <u>Delano/McFarland</u>	21,142	3.29	6,428	22,090	3.00	7,830
Delano	14,559	3.20	4,547	15,480	3.00	5,490
McFarland	4,177	3.50	1,192	4,340	3.00	1,540
Rural Area	2,406	3.49	689	2,250	3.00	800
8. <u>Shafter</u>	10,975	3.30	3,323	10,740	3.00	3,810
Gr. Shafter	7,864	3.11	2,527	7,800	3.00	2,780
Rural Area	3,111	3.91	796	2,900	3.00	1,030

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. A.	Area Name	1970			1975		
		Pop.	Pop./D.U.	D.U.s	Pop.	Pop./D.U.s	D.U.s
9.	<u>Buttonwillow</u>	2,335	2.94	793	2,170	2.90	800
10.	<u>Rosedale</u>	4,844	3.36	1,441	6,070	3.00	2,150
	Gr. Bakersfield(p) (Greenacres)	3,000	3.36	892	3,750	3.00	1,330
	Rural Area	1,844	3.36	549	2,320	3.00	820
11.	<u>Bakersfield</u>	178,316	2.98	59,817	189,660	3.00	67,300
12.	<u>Greenfield/Panama</u>	4,774	3.10	1,542	4,890	3.00	1,740
13.	<u>Arvin/Lamont</u>	17,980	3.47	5,188	17,490	3.00	6,210
	Gr. Bakersfield(p) (Hilltop)	743	3.36	221	750	3.00	270
	Gr. Arvin	5,654	3.31	1,707	5,550	3.00	1,970
	Lamont	8,913	3.56	2,504	8,960	3.00	3,180
	Rural Area	2,670	3.53	756	2,240	3.00	790
14.	<u>Glennville/Woody</u>	2,113	2.52	838	2,560	2.50	1,090
	Gr. Bakersfield(p) (Aztec)	1,272	2.52	504	1,380	2.50	590
	Rural Area	841	2.52	334	1,180	2.50	500
15.	<u>Isabella</u>	5,475	1.72	3,186	6,240	1.70	3,900
16.	<u>Walker</u>	269	1.93	139	430	1.90	240

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. A.	Area Name	Pop.	1970 Pop./D.U.	D.U.s	1975		D.U.s
					Pop.	Pop./D.U.s	
17.	<u>North Tehachapi</u>	389	3.19	122	590	3.00	210
	Gr. Tehachapi (p)	6	6.00	1	100	3.00	30
	Rural Area	383	3.17	121	490	3.00	180
18.	<u>South Tehachapi</u>	6,019	2.85	2,110	6,760	2.90	2,580
	Gr. Tehachapi (p)	4,595	3.11	1,477	5,050	3.00	1,790
	Rural Area	1,424	2.25	633	1,710	2.30	790
19.	<u>Tejon</u>	100	2.27	44	150	2.30	70
20.	<u>Indian Wells Valley</u>	21,342	3.03	7,053	22,670	3.00	800
21.	<u>Antelope Valley</u>	23,646	3.23	7,324	25,320	3.22	8,440
to							
25	Edwards (A.F.B.)	10,332	4.48	2,304	10,670	4.50	2,520
	Mojave	2,725	2.71	1,006	2,860	2.70	1,130
	Rosamond	2,397	2.71	886	2,550	2.70	1,000
	Boron	2,910	2.96	982	2,950	3.00	1,050
	California City	1,309	2.07	632	1,650	2.10	840
	Rural Area	3,973	2.62	1,514	4,640	2.60	1,900
1-	<u>KERN COUNTY</u>	329,162	2.99	110,128	347,095	3.10	119,080
25							
	<u>Gr. Bakersfield</u>	184,219	2.97	61,681	195,540	3.00	69,490
	<u>Gr. Tehachapi</u>	4,601	3.11	1,478	5,150	3.00	1,820

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. A.	Area Name	Pop.	1980 Pop./D.U.	D.U.s	1985		D.U.s
					Pop.	Pop./D.U.s	
1.	<u>Bitterwater</u>	300	3.00	110	300	3.00	110
2.	<u>Taft</u>	14,000	2.60	5,740	13,500	2.60	5,540
	Gr. Taft	11,000	2.50	4,670	10,500	2.50	4,470
	Gr. Maricopa	900	3.00	320	900	3.00	320
	Rural Area	2,100	3.00	750	2,100	3.00	750
3.	<u>Maricopa Flats</u>	500	3.00	180	450	3.00	160
4.	<u>Los Padres</u>	3,000	1.70	1,880	3,250	1.70	2,030
5.	<u>Lost Hills</u>	1,000	3.00	350	1,150	3.00	410
6.	<u>Wasco</u>	10,300	3.00	3,650	10,340	3.00	3,710
	Wasco	8,800	3.00	3,120	9,000	3.00	3,190
	Rural Area	1,500	3.00	530	1,450	3.00	520
7.	<u>Delano/McFarland</u>	23,000	3.00	8,170	23,500	3.00	8,340
	Delano	16,400	3.00	5,820	16,900	3.00	6,000
	McFarland	4,500	3.00	1,600	4,550	3.00	1,610
	Rural Area	2,100	3.00	750	2,050	3.00	730
8.	<u>Shafter</u>	10,500	3.00	3,730	10,650	3.00	3,770
	Gr. Shafter	7,800	3.00	2,770	7,950	3.00	2,830
	Rural Area	2,700	3.00	960	2,650	3.00	940

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. A.	Area Name	Pop.	1980 Pop./D.U.	D.U.s	1985		D.U.s
					Pop.	Pop./D.U.s	
9.	<u>Buttonwillow</u>	2,000	2.90	730	1,850	2.90	680
10.	<u>Rosedale</u>	7,300	3.00	2,590	8,300	3.00	2,950
	Gr. Bakersfield(p) (Greenacres)	4,500	3.00	1,600	5,000	3.00	1,780
	Rural Area	2,800	3.00	990	3,300	3.00	1,170
11.	<u>Bakersfield</u>	201,000	3.00	71,320	212,500	3.00	75,400
12.	<u>Greenfield/Panama</u>	5,000	3.00	1,770	5,500	3.00	1,950
13.	<u>Arvin/Lamont</u>	17,000	3.00	6,030	17,250	3.00	6,120
	Gr. Bakersfield(p) (Hilltop)	750	3.00	270	770	3.00	270
	Gr. Arvin	5,450	3.00	1,930	5,470	3.00	1,940
	Lamont	9,000	3.00	3,190	9,200	3.00	3,270
	Rural Area	1,800	3.00	640	1,800	3.00	640
14.	<u>Glennville/Woody</u>	3,000	2.50	1,280	3,750	2.50	1,600
	Gr. Bakersfield(p) (Aztec)	1,500	2.50	640	1,650	2.50	700
	Rural Area	1,500	2.50	640	2,100	2.50	900
15.	<u>Isabella</u>	7,000	1.70	4,380	7,750	1.70	4,870
16.	<u>Walker</u>	600	1.90	340	750	1.90	420

KERN COUNTY
Population and Dwelling Unit Projections by Local Statistical Area

L. S. A-	Area Name	Pop.	1980	D. U. s	1985		D. U. s
			Pop. / D. U.		Pop.	Pop. / D. U. s	
17.	<u>North Tehachapi</u>	800	3.00	280	1,150	3.00	410
	Gr. Tehachapi (p)	200	3.00	70	350	3.00	120
	Rural Area	600	3.00	210	800	3.00	280
18.	<u>South Tehachapi</u>	7,500	2.90	2,750	8,100	2.90	3,100
	Gr. Tehachapi (p)	5,500	3.00	1,950	6,000	3.00	2,130
	Rural Area	2,000	2.30	920	2,100	2.30	970
19.	<u>Tejon</u>	200	2.30	90	400	2.30	180
20.	<u>Indian Wells Valley</u>	24,000	3.00	8,520	25,500	3.00	9,050
21.	<u>Antelope Valley</u>	27,000	3.19	9,080	28,500	3.14	9,730
to							
25	Edwards (A.F.B.)	11,000	4.50	2,600	11,000	4.50	2,600
	Mojave	3,000	2.70	1,180	3,200	2.70	1,260
	Rosamond	2,700	2.70	1,060	2,900	2.70	1,140
	Boron	3,000	3.00	1,060	3,000	3.00	1,060
	California City	2,000	2.10	1,010	2,350	2.10	1,190
	Rural Area	5,300	2.60	2,170	6,050	2.60	2,480
1-	<u>KERN COUNTY</u>	365,000	2.92	132,970	384,550	2.91	140,530
25							
	Gr. Bakersfield	207,750	3.00	73,830	219,920	3.00	78,150
	Gr. Tehachapi	5,700	3.00	2,020	6,350	3.00	2,250

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

L. S. A.	Area Name	Pop.	1990	D. U. s
			Pop. /D.U.	
1.	<u>Bitterwater</u>	300	3.00	110
2.	<u>Taft</u>	13,000	2.60	5,330
	Gr. Taft	10,000	2.50	4,260
	Gr. Maricopa	900	3.00	320
	Rural Area	2,100	3.00	750
3.	<u>Maricopa Flats</u>	400	3.00	140
4.	<u>Los Padres</u>	3,500	1.70	2,190
5.	<u>Lost Hills</u>	1,300	3.00	460
6.	<u>Wasco</u>	10,600	3.00	3,760
	Wasco	9,200	3.00	3,260
	Rural Area	1,400	3.00	500
7.	<u>Delano/McFarland</u>	24,000	3.00	8,520
	Delano	17,400	3.00	5,180
	McFarland	4,600	3.00	1,630
	Rural Area	2,000	3.00	710
8.	<u>Shafter</u>	10,700	3.00	3,800
	Gr. Shafter	8,100	3.00	2,880
	Rural Area	2,600	3.00	920

KERN COUNTY

Population and Dwelling Unit Projections by Local Statistical Area

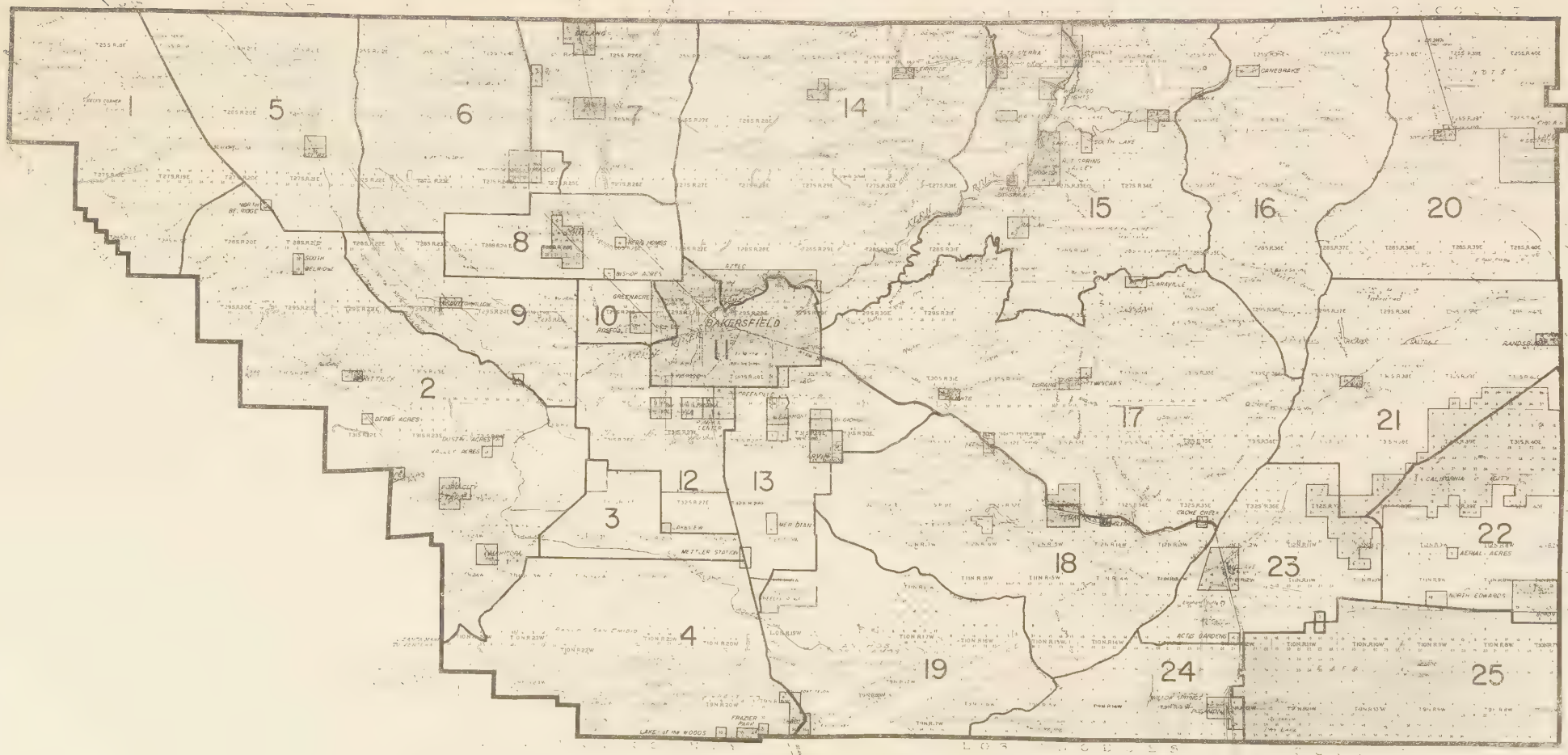
L. S. A.	Area Name	Pop.	1990	D.U.s
			Pop./D.U.	
9.	<u>Buttonwillow</u>	1,700	2.90	620
10.	<u>Rosedale</u>	9,300	3.00	3,300
	Gr. Bakersfield(p)	5,500	3.00	1,950
	(Greenacres)			
	Rural Area	3,800	3.00	1,350
11.	<u>Bakersfield</u>	224,000	3.00	79,480
12.	<u>Greenfield/Panama</u>	6,000	3.00	2,130
13.	<u>Arvin/Lamont</u>	17,500	3.00	6,210
	Gr. Bakersfield(p)	800	3.00	280
	(Hilltop)			
	Gr. Arvin	5,500	3.00	1,950
	Lamont	9,400	3.00	3,340
	Rural Area	1,800	3.00	640
14.	<u>Glennville/Woody</u>	4,500	2.50	1,920
	Gr. Bakersfield(p)	1,800	2.50	770
	(Aztec)			
	Rural Area	2,700	2.50	1,150
15.	<u>Isabella</u>	8,500	1.70	5,320
16.	<u>Walker</u>	900	1.90	510

KERN COUNTY

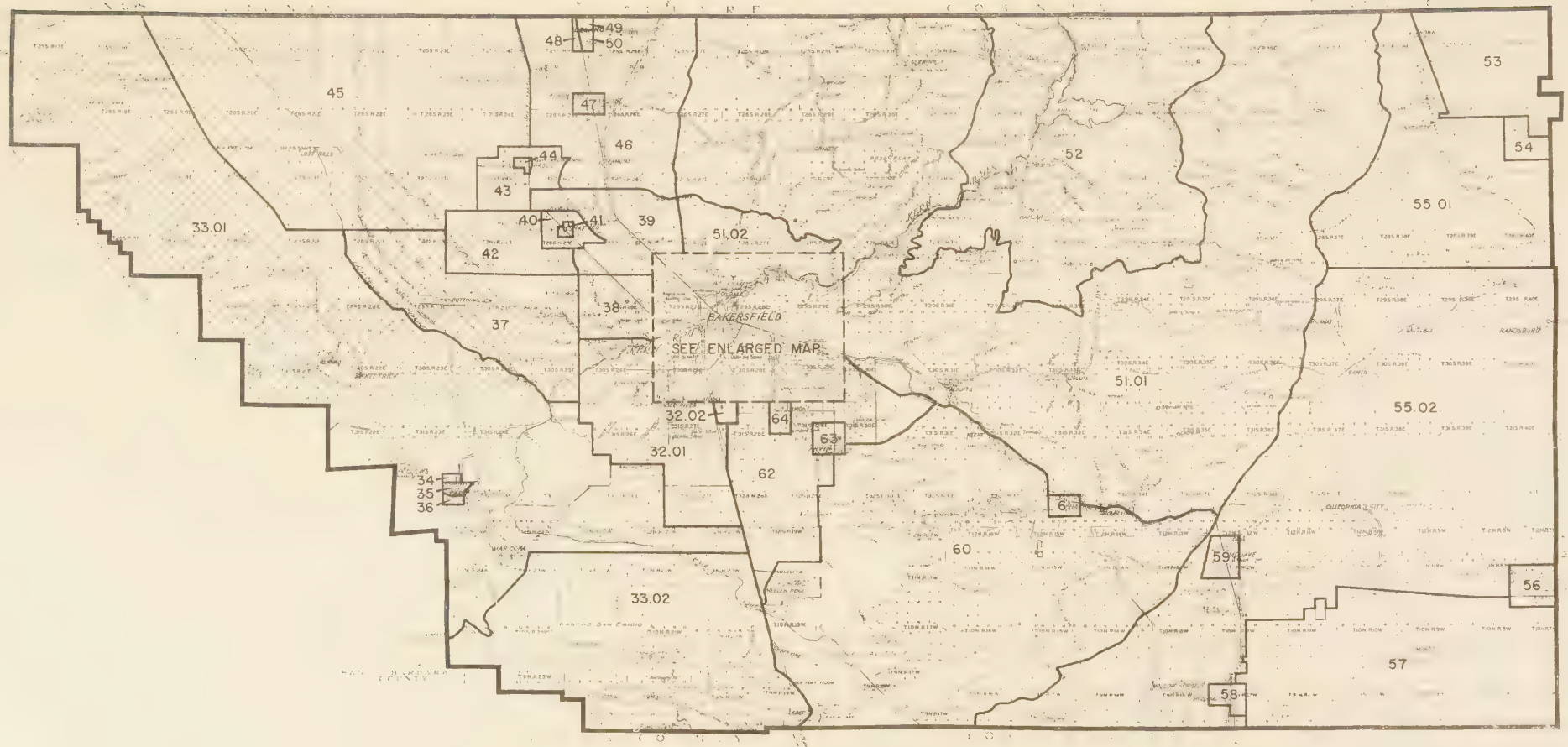
Population and Dwelling Unit Projections by Local Statistical Area

L. S. Area Name A.	Pop.	1990	
		Pop.	D.U.s
17. <u>North Tehachapi</u>	1,500	3.00	530
Gr. Tehachapi (p)	500	3.00	180
Rural Area	1,000	3.00	350
18. <u>South Tehachapi</u>	8,700	2.90	3,330
Gr. Tehachapi (p)	6,500	3.00	2,310
Rural Area	2,200	2.30	1,020
19. <u>Tejon</u>	600	2.30	280
20. <u>Indian Wells Valley</u>	27,000	3.00	9,580
21. <u>Antelope Valley</u>	30,000	3.11	10,370
to			
25. <u>Edwards (A.F.B.)</u>	11,000	4.50	2,600
Mojave	3,400	2.70	1,340
Rosamond	3,100	2.70	1,220
Boron	3,000	3.00	1,060
California City	2,700	2.10	1,370
Rural Area	6,800	2.60	2,780
1- <u>KERN COUNTY</u>	404,000	2.90	147,890
25			
<u>Gr. Bakersfield</u>	232,100	3.00	82,480
<u>Gr. Tehachapi</u>	7,000	3.00	2,490

LOCAL STATISTICAL AREAS



1970 CENSUS TRACTS



A P P E N D I X "D"

General Characteristics

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	1.01		1.02		2.00		3.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	4066	-	3423	-	6391	-	3348	-
Total Housing Units	1506	-	1189	-	2564	-	1273	-
Population in Housing Units	4053	99.7	3410	99.6	6391	100	3342	99.8
Persons per Household	2.8	-	2.9	-	2.6	-	2.7	-
Owner Occupied Housing	1041	71.7	870	74.5	1252	51.5	660	54.1
White	1037	99.6	865	99.4	1246	99.5	651	98.6
Negro	0	-	0	-	1	-	0	-
Renter Occupied Housing	410	28.3	298	25.5	1179	48.5	559	45.9
White	401	97.8	293	98.3	1159	98.3	549	98.2
Negro	0	-	1	-	0	-	0	-
Median Number of Rooms	5.0	-	5.2	-	4.3	-	4.2	-
Persons Per Room								
1.00	1394	96.1	1130	96.7	2254	92.7	1111	91.1
1.00 to 1.50	46	3.2	34	2.9	143	5.9	80	6.6
1.50+	11	.7	4	.4	34	1.4	28	2.3

KERN COUNTY
GENERAL CHARACTERISTICS

CENSUS TRACT	4.00		5.00		6.00		7.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	3448	-	3875	-	2115	-	5024	-
Total Housing Units	1394	-	1129	-	893	-	1845	-
Population in Housing Units	3448	100	3794	97.9	2056	97.2	5008	99.7
Persons per Household	2.6	-	3.5	-	2.4	-	2.9	-
Owner Occupied Housing	724	55.2	892	84.1	314	37.2	1526	84.8
White	716	98.9	880	98.6	306	97.5	1510	98.9
Negro	0	-	5	.1	0	-	2	-
Renter Occupied Housing	588	44.8	182	16.9	530	62.8	274	15.2
White	581	98.8	177	97.3	510	96.2	271	98.9
Negro	1	-	2	1.1	4	.1	0	-
Median Number of Rooms	3.8	-	5.4	-	4.0	-	5.5	-
2. Persons Per Room:								
1.00	1181	90.0	995	92.6	774	91.7	1757	97.6
1.00 to 1.50	97	7.4	66	6.2	48	5.7	37	2.1
1.50+	34	2.6	13	1.2	22	2.6	6	.3

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	8.00		9.01		9.02		9.03	
	No.	%	No.	%	No.	%	No.	%
Total Population	5575	-	3489	-	3665	-	3597	-
Total Housing Units	1663	-	1032	-	1183	-	1004	-
Population in Housing Units	5480	98.3	3489	100	3666	100	3590	99.8
Persons per Household	3.3	-	3.5	-	3.2	-	3.6	-
Owner Occupied Housing	1396	85.3	778	78.3	941	81.7	817	83.0
White	1381	98.9	768	98.7	920	97.8	805	98.5
Negro	2	-	3	-	0	-	0	-
Renter Occupied Housing	240	14.7	216	21.7	211	18.3	167	17.0
White	236	98.3	211	97.7	207	98.1	166	99.4
Negro	1	-	1	-	1	-	0	-
Median Number of Rooms	5.5	-	5.9	-	5.6	-	5.8	-
Persons Per Room:								
1.00	1580	96.6	961	96.7	1128	97.9	949	96.4
1.00 to 1.50	50	3.1	30	3.0	22	1.9	32	3.3
1.50+	6	.3	3	.3	2	.2	3	.3

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	9.04		9.05		9.06		9.07	
	No.	%	No.	%	No.	%	No.	%
Total Population	3368	-	2182	-	2705	-	1815	-
Total Housing Units	1097	-	838	-	828	-	496	-
Population in Housing Units	3368	100	2182	100	2692	99.5	1809	99.7
Persons per Household	3.3	-	2.7	-	3.4	-	3.7	-
Owner Occupied Housing	736	71.2	633	81.4	607	76.4	410	84.5
White	721	98.0	631	99.7	601	99.0	403	78.3
Negro	2	-	0	-	1	-	0	-
Renter Occupied Housing	298	28.8	181	18.6	187	23.6	75	15.5
White	287	96.3	179	98.9	186	99.5	72	96.0
Negro	0	-	-	-	0	-	0	-
Median Number of Rooms	5.2	-	5.5	-	5.3	-	5.3	-
Persons Per Room:								
1.00	970	93.8	800	98.3	732	92.2	451	93.0
1.00 to 1.50	59	5.7	11	1.3	51	6.4	33	6.8
1.50+	5	.5	3	.4	11	1.4	1	.2

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	10.00		11.01		11.02		11.03	
	No.	%	No.	%	No.	%	No.	%
Total Population	2839	-	2509	-	4493	-	2552	-
Total Housing Units	762	-	654	-	1426	-	983	-
Population in Housing Units	2822	99.4	2431	96.9	4483	100	2536	99.4
Persons per Household	3.8	-	3.8	-	3.3	-	2.7	-
Owner Occupied Housing	513	69.9	522	81.9	972	70.9	489	52.9
White	495	96.5	518	99.2	943	97.0	468	95.7
Negro	2	-	2	-	5	.1	1	-
Renter Occupied Housing	221	30.1	115	18.1	399	29.1	435	47.1
White	214	96.8	114	99.1	388	97.2	397	91.3
Negro	0	-	0	-	0	-	1	-
Median Number of Rooms	5.1	-	5.2	-	4.8	-	4.4	-
Persons Per Room:								
1.00	6.19	84.3	547	85.9	1223	89.2	832	90.0
1.00 to 1.50	81	11.1	71	11.2	104	7.6	59	6.4
1.50+	34	4.6	19	2.9	44	3.2	33	3.6

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	12.00		13.00		14.00		15.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	5779	-	5083	-	4187	-	2913	-
Total Housing Units	2123	-	1781	-	1865	-	962	-
Population in Housing Units	5404	93.5	4870	95.8	4163	99.4	2872	98.6
Persons per Household	2.7	-	2.9	-	2.4	-	3.1	-
Owner Occupied Housing	876	44.0	749	45.3	663	37.6	401	43.7
White	856	97.7	717	95.7	643	97.0	234	58.4
Negro	1	-	0	-	3	.4	134	33.4
Renter Occupied Housing	1113	56.0	906	54.7	1049	63.4	516	56.3
White	1085	97.5	850	93.8	1014	96.7	342	66.3
Negro	5	-	4	-	21	.2	127	24.6
Median Number of Rooms	4.2	-	4.2	-	4.2	-	4.3	-
Persons Per Room:								
1.00	1792	90.0	1390	84.0	1575	92.0	735	80.2
1.00 to 1.50	141	7.2	167	10.1	91	5.3	104	11.3
1.50+	56	2.8	98	5.9	46	2.7	78	8.5

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	16.00		17.00		18.00		19.01	
	No.	%	No.	%	No.	%	No.	%
Total Population	1448	-	4707	-	5273	-	3660	-
Total Housing Units	736	-	1991	-	1647	-	1383	-
Population in Housing Units	1419	98.0	4329	92.0	5121	97.1	3653	99.8
Persons per Household	2.2	-	2.3	-	3.3	-	2.7	-
Owner Occupied Housing	146	22.4	1132	60.7	1151	73.8	908	67.7
White	95	65.1	1117	98.7	1130	98.2	876	96.5
Negro	22	15.1	1	-	2	-	9	1.0
Renter Occupied Housing	507	77.6	734	39.3	408	26.2	433	32.3
White	449	88.6	726	98.9	405	99.3	418	96.5
Negro	28	.6	2	-	0	-	1	-
Median Number of Rooms	3.7	-	5.1	-	5.5	-	5.1	-
Persons per Room:								
1.00	595	91.1	1833	98.2	1518	97.4	1293	96.4
1.00 to 1.50	45	7.0	28	1.5	35	2.2	39	2.9
1.50+	13	1.9	5	.3	6	.4	9	.7

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	19.02		20.00		21.00		22.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	3942	-	4865	-	3121	-	4676	-
Total Housing Units	1788	-	1650	-	908	-	1560	-
Population in Housing Units	3942	100	4743	97.5	3107	99.6	4657	99.6
Persons per Household	2.4	-	3.2	-	3.5	-	3.2	-
Owner Occupied Housing	721	43.3	841	55.9	416	47.4	623	42.6
White	703	97.5	226	26.9	247	59.4	45	7.2
Negro	2	-	578	68.7	141	33.9	557	89.4
Renter Occupied Housing	945	56.7	662	44.1	461	52.6	838	57.4
White	913	96.6	212	32.0	254	55.1	42	.5
Negro	14	1.4	440	66.5	162	35.1	775	92.3
Median Number of Rooms	4.5	-	4.6	-	4.0	-	4.3	-
Persons per Room:								
1.00	1601	96.1	1287	85.6	631	71.9	1179	80.7
1.00 to 1.50	48	2.9	153	10.2	134	15.3	161	11.1
1.50+	17	1.0	63	4.2	112	12.8	121	8.2

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	26.00		27.00		28.01		28.02	
	No.	%	No.	%	No.	%	No.	%
Total Population	3115	-	5473	-	1336	-	4465	-
Total Housing Units	1153	-	1948	-	375	-	1423	-
Population in Housing Units	3093	99.3	5466	99.9	1336	100	4465	100
Persons Per Household	1.6	-	4.0	-	3.7	-	3.2	-
Owner Occupied Housing	741	67.2	1237	65.4	347	95.9	964	70.0
White	701	94.6	1216	98.3	342	98.6	953	18.9
Negro	29	3.9	2	-	1	-	0	-
Renter Occupied Housing	361	32.8	653	34.6	15	4.1	414	30.0
White	329	91.1	648	99.2	15	100	409	98.8
Negro	27	7.5	1	-	0	-	2	-
Median Number of Rooms	4.9	-	5.0	-	5.3	-	5.1	-
Persons per Room:								
1.00	1023	93.8	1811	95.8	356	98.3	1317	95.6
1.00 to 1.50	62	5.7	68	3.6	2	6	52	3.8
1.50+	17	1.5	11	.6	4	1.1	9	.6

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	28.03		28.04		29.00		30.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	3468	-	1032	-	5765	-	5393	-
Total Housing Units	960	-	592	-	1805	-	1699	-
Population in Housing Units	3455	99.6	1032	100	5742	99.6	5376	99.9
Persons Per Household	3.8	-	1.8	-	3.4	-	3.3	-
Owner Occupied Housing	720	79.1	546	94.8	1322	79.2	1083	67.3
White	700	97.2	545	99.8	1283	97.0	1027	94.8
Negro	1	-	0	-	3	-	18	1.7
Renter Occupied Housing	190	20.9	30	5.2	347	20.8	527	32.7
White	184	96.8	30	100	342	98.6	517	98.1
Negro	5	.3	0	-	1	-	5	-
Median Number of Rooms	5.7	-	4.4	-	5.2	-	4.8	-
Persons per Room:								
1.00	867	95.3	576	100	1566	93.8	1429	88.8
1.00 to 1.50	36	4.0	0	-	83	5.0	135	8.4
1.50+	7	.7	0	-	20	1.2	46	2.8

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	31.01		31.02		31.03		32.01	
	No.	%	No.	%	No.	%	No.	%
Total Population	3453	-	4883	-	3717	-	2451	-
Total Housing Units	1006	-	1364	-	1070	-	789	-
Population in Housing Units	3361	97.3	4842	99.2	3673	98.8	2446	99.8
Persons Per Household	3.7	-	3.8	-	3.6	-	3.5	-
Owner Occupied Housing	761	84.6	1068	83.6	638	62.7	324	45.8
White	744	97.8	1047	98.0	368	89.0	316	97.5
Negro	4	-	5	-	64	10.0	4	-
Renter Occupied Housing	138	15.4	210	16.4	380	37.3	383	54.2
White	135	97.8	204	97.1	307	80.8	369	96.3
Negro	0	-	2	-	70	18.4	9	.2
Median Number of Rooms	5.2	-	5.3	-	4.8	-	4.8	-
Persons per Room								
1.00	819	91.1	1177	92.1	819	80.5	588	83.4
1.00 to 1.50	65	7.2	95	7.4	143	14.0	76	10.5
1.50+	15	1.7	6	.5	56	5.5	43	6.1

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	32.02		33.01		33.02		34.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	2323	-	4380	-	2252	-	3536	-
Total Housing Units	753	-	1424	-	1314	-	1377	-
Population in Housing Units	2312	99.5	4348	99.3	2246	99.7	3503	99.1
Persons Per Household	3.2	-	3.4	-	2.9	-	2.8	-
Owner Occupied Housing	471	66.1	721	56.0	481	62.6	904	73.1
White	463	98.3	716	99.3	478	99.4	897	99.2
Negro	5	-	0	-	0	-	0	-
Renter Occupied Housing	242	33.9	567	44.0	287	37.4	333	26.9
White	233	96.3	562	99.1	275	95.8	331	99.4
Negro	5	.2	0	-	1	-	0	-
Median Number of Rooms	4.7	-	5.0	-	4.2	-	4.8	-
Persons per Room:								
1.00	614	86.1	1134	88.0	668	87.0	1181	95.5
1.00 to 1.50	73	10.2	119	9.3	74	9.6	43	3.5
1.50+	26	3.7	35	2.7	26	3.4	13	1.0

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	35.00		36.00		37.00		38.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	4348	-	4322	-	2335	-	4844	-
Total Housing Units	1786	-	1702	-	793	-	1441	-
Population in Housing Units	4244	97.6	4316	99.9	2311	99.1	4832	99.6
Persons Per Household	2.8	-	2.8	-	3.4	-	3.5	-
Owner Occupied Housing	1004	66.1	1140	73.9	314	46.2	978	70.7
White	996	99.2	1133	79.4	286	91.1	971	99.3
Negro	0	-	0	-	0	-	2	-
Renter Occupied Housing	516	33.9	402	26.1	365	53.8	406	29.3
White	508	98.5	397	98.8	296	81.1	399	98.3
Negro	0	-	1	-	65	17.8	4	.9
Median Number of Rooms	4.9	-	4.9	-	4.7	-	5.1	-
Persons per Room:								
1.00	1467	96.5	1451	94.1	576	84.8	1260	91.0
1.00 to 1.50	45	3.0	76	5.0	79	11.7	96	6.9
1.50+	8	.5	15	.9	24	3.5	28	2.1

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	39.00		40.00		41.00		42.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	1826	-	2611	-	5253	-	1285	-
Total Housing Units	430	-	803	-	1724	-	366	-
Population in Housing Units	1490	81.6	2585	99.0	5161	98.2	1285	100
Persons Per Household	4.0	-	3.4	-	3.2	-	3.9	-
Owner Occupied Housing	96	25.9	357	46.4	1024	63.1	150	45.6
White	96	100	343	96.1	1004	98.0	142	94.7
Negro	0	-	4	-	0	-	8	5.3
Renter Occupied Housing	274	74.1	412	53.6	598	36.9	180	54.4
White	263	96.0	385	93.4	565	94.5	166	92.2
Negro	8	2.9	6	.1	0	-	8	4.4
Median Number of Rooms	4.4	-	4.2	-	4.8	-	4.9	-
Persons per Room:								
1.00	278	75.1	595	77.4	1439	88.7	259	78.5
1.00 to 1.50	51	13.8	91	11.8	122	7.5	39	11.8
1.50+	41	11.1	83	10.8	61	3.8	32	9.7

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	43.00		44.00		45.00		46.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	832	-	8112	-	1661	-	2843	-
Total Housing Units	241	-	2435	-	511	-	830	-
Population in Housing Units	824	98.9	8060	99.4	1641	98.9	2834	99.7
Persons Per Household	3.7	-	3.4	-	3.9	-	3.9	-
Owner Occupied Housing	115	51.1	1262	53.7	109	25.7	271	37.5
White	112	97.4	1118	88.6	108	99.1	206	76.0
Negro	0	-	124	10.0	1	-	15	5.5
Renter Occupied Housing	110	48.9	1087	46.3	315	74.3	452	62.5
White	107	97.3	955	87.9	306	97.1	368	81.4
Negro	3	2.7	110	10.1	5	1.6	12	2.7
Median Number of Rooms	5.4	-	4.6	-	4.9	-	4.8	-
Persons per Room:								
1.00	197	87.6	1868	79.5	338	79.7	553	76.5
1.00 to 1.50	20	8.9	230	9.8	62	14.6	109	15.1
1.50+	8	3.5	251	10.7	24	5.7	61	8.4

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	47.00		48.00		49.00		50.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	4359	-	5848	-	3169	-	4923	-
Total Housing Units	1244	-	1632	-	970	-	1752	-
Population in Housing Units	4341	99.6	5788	99.1	3161	99.7	4857	98.7
Persons Per Household	3.7	-	4.0	-	3.4	-	2.9	-
Owner Occupied Housing	610	51.5	766	53.1	607	66.1	984	59.7
White	586	96.1	490	64.0	584	96.2	947	96.2
Negro	0	-	77	10.1	0	-	0	-
Renter Occupied Housing	574	48.5	678	46.9	311	33.9	664	40.3
White	543	94.6	450	66.4	282	90.7	615	92.6
Negro	2	-	89	13.1	5	1.6	4	-
Median Number of Rooms	4.4	-	4.5	-	4.9	-	4.7	-
Persons per Room:								
1.00	881	74.5	1001	69.3	796	86.7	1488	90.3
1.00 to 1.50	152	12.8	248	17.2	84	9.2	105	6.4
1.50+	151	12.7	195	13.5	38	4.1	55	3.3

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	51.01		51.02		52.00		53.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	1186	-	1585	-	5475	-	11,105	-
Total Housing Units	614	-	485	-	3186	-	3400	-
Population in Housing Units	1186	100	1585	100	5369	98.1	10,618	95.6
Persons Per Household	2.8	-	3.4	-	2.4	-	3.3	-
Owner Occupied Housing	271	63.6	413	88.1	1672	74.4	27	8.5
White	269	99.3	411	99.5	1662	99.4	26	96.3
Negro	0	-	0	-	0	-	1	3.7
Renter Occupied Housing	155	36.4	56	11.9	574	25.6	3142	91.5
White	144	92.9	56	100	554	96.5	2994	95.3
Negro	0	-	0	-	0	-	69	2.2
Median Number of Rooms	4.3	-	5.3	-	4.0	-	4.4	-
Persons per Room:								
1.00	387	90.8	445	94.9	2078	92.5	2915	92.0
1.00 to 1.50	28	6.6	21	4.5	108	4.8	216	6.8
1.50+	11	2.6	3	.6	60	2.7	38	1.2

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	54.00		55.01		55.02		56.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	8499	-	1738	-	5282	-	2910	-
Total Housing Units	2973	-	680	-	2146	-	982	-
Population in Housing Units	8491	99.9	1738	100	5256	99.5	2910	100
Persons Per Household	3.1	-	2.8	-	3.1	-	3.2	-
Owner Occupied Housing	1984	71.1	499	80.1	1003	58.7	566	62.6
White	1947	98.1	498	99.8	978	97.5	560	98.9
Negro	26	.1	0	-	14	1.4	2	-
Renter Occupied Housing	804	28.9	124	19.9	705	41.3	338	37.4
White	772	96.0	120	96.8	666	94.5	325	96.2
Negro	23	2.9	1	-	21	2.9	3	-
Median Number of Rooms	4.7	-	4.0	-	4.5	-	4.5	-
Persons per Room:								
1.00	2573	92.3	566	90.9	1498	87.7	794	87.8
1.00 to 1.50	170	6.1	33	5.3	131	7.7	92	10.2
1.50+	45	1.6	24	3.8	79	4.6	18	2.0

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	57.00		58.00		59.00		60.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	10,332	-	2397	-	2725	-	1524	-
Total Housing Units	2304	-	886	-	1006	-	677	-
Population in Housing Units	8995	87.1	2397	100	2711	99.5	1331	87.3
Persons Per Household	4.0	-	2.9	-	2.9	-	3.3	-
Owner Occupied Housing	130	5.8	466	56.7	513	54.6	203	50.0
White	128	98.5	459	98.5	507	98.8	200	98.5
Negro	1	-	4	-	1	-	0	-
Renter Occupied Housing	2110	94.2	356	43.3	427	45.4	203	50.0
White	1887	89.4	339	95.2	422	98.8	188	92.6
Negro	192	9.1	13	3.6	2	-	8	3.9
Median Number of Rooms	5.2	-	4.3	-	4.5	-	4.1	-
Persons per Room:								
1.00	1947	86.9	743	90.4	851	90.5	336	82.8
1.00 to 1.50	266	11.9	64	7.8	74	7.8	27	6.6
1.50+	27	1.2	15	1.8	15	1.7	43	10.6

KERN COUNTY

GENERAL CHARACTERISTICS

CENSUS TRACT	61.00		62.00		63.00		64.00	
	No.	%	No.	%	No.	%	No.	%
Total Population	4595	-	3413	-	5654	-	8913	-
Total Housing Units	1477	-	977	-	1707	-	2504	-
Population in Housing Units	4595	100	3361	98.5	5636	99.7	8854	99.3
Persons Per Household	3.3	-	3.9	-	3.5	-	3.7	-
Owner Occupied Housing	933	66.9	276	32.0	824	51.5	1409	58.9
White	922	98.8	270	97.8	780	94.7	1331	94.5
Negro	0	-	0	-	15	1.8	0	-
Renter Occupied Housing	464	33.1	586	68.0	775	48.5	982	41.1
White	450	97.0	556	94.9	726	93.7	956	97.4
Negro	2	-	9	.2	12	1.5	0	-
Median Number of Rooms	4.9	-	4.6	-	4.3	-	4.4	-
Persons per Room								
1.00	1244	89.0	653	75.8	1246	77.9	1778	74.4
1.00 to 1.50	124	8.9	115	13.3	191	11.9	314	12.1
1.50+	29	2.1	94	10.9	162	10.2	299	12.5

KERN COUNTY

GENERAL CHARACTERISTICS

Total Kern County

	No.	%
Total Population	329,162	-
Total Housing Units	110,128	-
Population in Housing Units	323,839	98.4
Persons Per Household	3.1	-
Owner Occupied Housing	60,507	59.5
White	56,614	93.6
Negro	2,491	4.1
Renter Occupied Housing	41,143	40.5
White	37,080	90.1
Negro	2,803	6.8
Median Number of Rooms	4.8	-
Persons per Room		
1.00	90,176	88.7
1.00 to 1.50	7,672	7.6
1.50+	3,802	3.7

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	1.01		1.02		2		3		4	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	3		0		47	4	35	6	52	16
\$5,000-\$9,999	127	13	18	2	491	41	214	38	101	31
\$10,000-\$14,999	450	45	297	35	539	44	177	32	90	27
\$15,000-\$19,999	252	25	269	32	117	10	114	21	73	22
\$20,000-\$24,999	134	13	162	19	11	1	9	2	10	3
\$25,000-\$34,999	44	4	92	11	3	-	2	-	0	
\$35,000-\$49,999	0		10	1	0		1	-	2	-
\$50,000+	0		1		0		1	-	1	-
Total	1,010	100	849	100	1,208	100	553	99	329	100
Median	\$14,900		\$16,900		\$10,500		\$10,700		\$10,500	
Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	10	3	3	1	26	2	12	2	25	4
\$40-\$59	64	16	13	4	229	20	83	15	153	26
\$60-\$79	88	22	62	21	448	38	252	45	245	42
\$80-\$99	97	24	42	14	286	24	132	24	83	14
\$100-\$119	54	13	88	30	98	8	40	7	33	6
\$120-\$149	46	11	76	26	53	5	22	4	23	4
\$150-\$199	26	6	7	2	0		4	1	2	-
\$200-\$299	3	1	1		0		0		1	-
\$300+	0		0		0		0		0	
No Payment	14	4	5	2	36	3	11	2	18	3
Total	402	100	297	100	1,176	100	556	100	583	99
Median	\$ 86		\$ 106		\$ 74		\$ 74		\$ 68	

Projected annual increase 3% on value of houses, 2% on rents.

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	5		6		7		8		9.01	
Owner-Occupied										
D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	11	1	23	9	0		0		0	
\$5,000-\$9,999	38	5	97	39	43	3	5	-	0	
\$10,000-\$14,999	93	13	89	37	468	31	243	18	15	2
\$15,000-\$19,999	163	22	28	11	536	35	788	57	89	12
\$20,000-\$24,999	121	17	10	4	224	15	188	14	145	20
\$25,000-\$34,999	245	33	1	-	148	10	93	7	250	34
\$35,000-\$49,999	57	8	1	-	55	4	40	3	156	21
\$50,000+	10	1	0		35	2	17	1	83	11
Total	738	100	249	100	1,509	100	1,374	100	738	100
Median	\$22,600		\$10,200		\$16,800		\$17,500		\$29,800	
Renter-Occupied										
D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	14	8	11	2	4	1	1		3	1
\$40-\$59	34	20	85	16	12	4	2	1	0	
\$60-\$79	43	25	169	32	44	16	2	1	2	1
\$80-\$99	27	17	151	29	48	18	32	13	1	-
\$100-\$119	11	7	60	11	52	19	40	17	10	5
\$120-\$149	10	6	13	5	71	27	76	32	54	25
\$150-\$199	3	2	25	3	26	10	72	30	95	46
\$200-\$299	4	2	2	-	3	1	8	3	39	19
\$300+	1		0		0		0		3	1
No Payment	22	13	12	2	14	4	7	3	4	2
Total	169	100	528	100	274	100	240	100	211	100
Median	\$ 70		\$ 79		\$ 108		\$ 136		\$ 168	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	9.02		9.03		9.04		9.05		9.06	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	0		0		0		0		11	2
\$5,000-\$9,999	0		0		8	1	18	3	67	11
\$10,000-\$14,999	26	3	7	1	189	26	133	22	146	25
\$15,000-\$19,999	296	35	264	32	218	31	162	27	154	26
\$20,000-\$24,999	326	38	274	34	138	19	129	21	154	26
\$25,000-\$34,999	164	19	208	26	125	17	117	19	53	9
\$35,000-\$49,999	33	4	59	7	37	5	35	6	7	1
\$50,000+	9	1	2	-	8	1	15	2	0	
Total	854	100	814	100	723	100	609	100	592	100
Median	\$21,600		\$22,500		\$18,500		\$19,700		\$17,500	
Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	2	1	0		1	-	2	1	3	1
\$40-\$59	1	-	0		1	-	4	2	15	8
\$60-\$79	0		0		8	3	46	26	40	22
\$80-\$99	3	2	2	1	21	7	47	27	38	20
\$100-\$119	17	8	18	11	136	45	20	11	27	15
\$120-\$149	88	42	70	42	75	26	38	21	22	12
\$150-\$199	70	33	60	36	26	9	6	3	27	15
\$200-\$299	24	11	13	8	22	7	6	3	6	3
\$300+	0		0		1	-	1	-	0	
No Payment	4	2	4	2	6	2	11	6	8	4
Total	209	99	167	100	297	99	181	100	186	100
Median	\$ 147		\$ 146		\$ 117		\$ 94		\$ 94	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	9.07		10		11.01		11.02		11.03	
Owner-Occupied										
D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	0		15	3	3		15	2	26	5
\$5,000-\$9,999	6	1	76	16	42	8	203	23	221	48
\$10,000-\$14,999	214	52	270	58	270	53	534	60	169	38
\$15,000-\$19,999	171	42	76	16	132	26	127	14	38	8
\$20,000-\$24,999	15	4	19	4	28	5	6	-	4	1
\$25,000-\$34,999	3	1	9	2	34	7	5	-	1	-
\$35,000-\$49,999	0		4	1	2	-	4	-	1	-
\$50,000+	0		1	-	3	-	0		0	
Total	409	100	470	100	514	99	894	99	460	100
Median	\$14,700		\$12,400		\$14,000		\$11,800		\$ 9,700	
Renter-Occupied										
D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	0		9	5	2	2	1	-	9	2
\$40-\$59	0		32	16	14	12	40	10	79	18
\$60-\$79	1		42	21	31	27	146	37	177	41
\$80-\$99	5	7	38	19	24	21	106	27	109	25
\$100-\$119	17	23	21	16	30	26	53	23	30	7
\$120-\$149	41	56	28	14	11	10	34	9	19	4
\$150-\$199	10	14	4	2	1	1	6	1	0	
\$200-\$299	0		1	-	0		0		0	
\$300+	0		0		0		0		0	
No Payment	0		11	6	2	2	13	3	12	3
Total	74	100	196	99	115	100	399	100	435	100
Median	\$ 130		\$ 84		\$ 89		\$ 81		\$ 72	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	12		13		14		15		16	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	38	4	65	9	27	4	23	6	6	5
\$5,000-\$9,999	271	32	380	53	231	38	152	40	35	29
\$10,000-\$14,999	442	52	218	30	242	40	146	38	47	39
\$15,000-\$19,999	79	9	42	6	57	9	44	12	22	18
\$20,000-\$24,999	10	1	6	1	22	4	10	3	8	7
\$25,000-\$34,999	9	1	3	-	21	3	4	1	2	2
\$35,000-\$49,999	3	-	4	-	7	1	1	-	1	-
\$50,000+	2	-	0	-	3	-	1	-	1	-
Total	854	99	718	99	610	99	381	100	122	100
Median	\$11,100		\$ 8,900		\$10,800		\$10,400		\$12,500	
27. Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	30	3	40	4	41	4	36	7	28	6
\$40-\$59	145	13	181	20	220	21	164	32	195	39
\$60-\$79	397	36	257	28	354	34	184	36	184	37
\$80-\$99	335	30	196	21	186	18	47	9	67	12
\$100-\$119	107	10	126	14	108	10	7	2	8	2
\$120-\$149	66	6	59	7	89	8	36	7	9	2
\$150-\$199	4	-	17	2	23	2	8	2	1	-
\$200-\$299	0	-	3	-	1	-	0	-	0	-
\$300+	0	-	0	-	0	-	2	-	0	-
No Payment	22	2	25	3	27	3	25	5	12	2
Total	1,106	100	904	99	1,049	100	509	100	504	100
Median	\$ 78		\$ 77		\$ 73		\$ 64		\$ 62	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	17		18		19.01		19.02		20	
Owner-Occupied										
D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	1	-	0		5	-	6	1	32	4
\$5,000-\$9,999	26	2	15	1	70	8	161	24	260	32
\$10,000-\$14,999	217	20	298	27	424	47	252	38	381	45
\$15,000-\$19,999	243	24	198	18	245	28	149	23	121	15
\$20,000-\$24,999	155	15	111	10	84	10	42	6	13	2
\$25,000-\$34,999	218	20	402	37	41	5	33	5	10	1
\$35,000-\$49,999	140	13	55	5	8	1	11	2	4	-
\$50,000+	69	6	17	2	6	-	8	1	1	-
Total	1,069	100	1,096	100	883	99	662	100	822	99
Median	\$21,500		\$21,700		\$14,500		\$13,200		\$11,300	
Renter-Occupied										
D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	13	2	5	1	6	1	12	1	12	2
\$40-\$59	95	13	8	2	35	9	83	9	161	25
\$60-\$79	160	22	17	4	68	16	282	30	292	44
\$80-\$99	198	27	37	9	110	25	213	23	86	13
\$100-\$119	76	10	51	13	78	18	145	15	49	8
\$120-\$149	77	11	111	28	106	24	154	16	30	5
\$150-\$199	52	7	124	30	16	4	19	2	2	-
\$200-\$299	29	4	44	11	1	-	1	-	0	
\$300+	1		0		0		0		0	
No Payment	30	4	10	2	13	3	33	4	18	3
Total	731	100	407	100	433	100	942	100	650	100
Median	\$ 89		\$ 142		\$ 98		\$ 86		\$ 68	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	21		22		23.01		23.02		24	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	78	19	125	21	38	5	64	18	90	24
\$5,000-\$9,999	219	55	313	52	407	52	196	54	117	32
\$10,000-\$14,999	90	22	136	22	276	35	83	23	57	15
\$15,000-\$19,999	12	3	24	4	48	6	12	3	30	8
\$20,000-\$24,999	1	-	4	1	10	1	0		50	14
\$25,000-\$34,999	1	-	2	-	5	1	0		23	6
\$35,000-\$49,999	0		0		0		2	1	0	
\$50,000+	1	-	1	-	0		3	1	3	1
Total	402	99	605	100	784	100	360	100	370	100
Median	\$7,700		\$7,900		\$9,600		\$8,000		\$8,800	
29. Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	115	25	50	6	59	12	33	10	31	16
\$40-\$59	205	45	462	55	110	23	147	45	74	37
\$60-\$79	96	20	241	29	149	31	117	36	47	24
\$80-\$99	12	3	50	6	87	19	23	7	10	5
\$100-\$119	4	1	6	1	27	6	1	-	8	4
\$120-\$149	0		0		23	5	0		3	1
\$150-\$199	0		0		3	1	0		3	1
\$200-\$299	0		0		0		0		0	
\$300+	0		0		0		0		0	
No Payment	27	6	24	3	12	3	6	2	25	12
Total	459	100	833	100	470	100	327	100	201	100
Median	\$ 50		\$ 56		\$ 67		\$ 58		\$ 54	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	25		26		27		28.01		28.02	
Owner-Occupied										
D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	61	8	4	1	0		0		1	-
\$5,000-\$9,999	306	40	101	14	68	6	0		15	2
\$10,000-\$14,999	291	38	423	60	490	41	1		265	28
\$15,000-\$19,999	68	9	132	19	378	31	0		372	39
\$20,000-\$24,999	15	2	30	4	122	10	6	2	163	17
\$25,000-\$34,999	12	2	10	1	98	8	36	10	114	12
\$35,000-\$49,999	2	-	0		24	2	172	50	16	1
\$50,000+	1	-	1	-	22	2	130	38	6	1
Total	756	100	701	100	1,202	100	345	100	952	100
Median	\$10,100		\$12,700		\$15,400		\$46,300		\$17,000	
Renter-Occupied										
D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	29	5	7	2	4	-	2	23	5	1
\$40-\$59	265	49	26	7	57	9	0		5	1
\$60-\$79	177	33	95	26	168	26	0		26	6
\$80-\$99	52	10	90	25	176	27	1	11	41	10
\$100-\$119	6	1	64	18	93	14	1	11	38	9
\$120-\$149	2	-	66	18	96	15	1	11	207	51
\$150-\$199	0		6	2	34	5	0		46	11
\$200-\$299	1	-	0		4	-	3	33	38	9
\$300+	0		0		0		0		1	-
No Payment	12	2	7	2	18	3	1	11	6	1
Total	544	100	361	100	650	99	9	100	413	99
Median	\$ 58		\$ 88		\$ 89		\$ 150		\$ 133	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	28.03		28.04		29		30		31.01	
Owner-Occupied										
D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	1	-	0		0		67	6	1	-
\$5,000-\$9,999	2	-	0		36	3	216	20	10	2
\$10,000-\$14,999	46	6	25	6	239	18	530	51	140	23
\$15,000-\$19,999	272	38	176	43	611	47	212	20	257	41
\$20,000-\$24,999	209	29	137	34	314	24	20	2	146	23
\$25,000-\$34,999	159	22	61	15	97	7	3	-	53	8
\$35,000-\$49,999	18	3	8	2	11	1	2	-	10	2
\$50,000+	4	1	0		2	-	2	-	5	1
Total	711	99	407	100	1,310	100	1,052	99	622	100
Median	\$20,800		\$20,100		\$18,000		\$13,000		\$17,500	
Renter-Occupied										
D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	0		0		6	2	17	3	2	1
\$40-\$59	1	-	0		4	1	109	21	5	4
\$60-\$79	2	1	0		9	3	168	32	10	8
\$80-\$99	3	1	1	3	141	41	83	16	10	8
\$100-\$119	4	2	3	10	34	10	54	10	36	28
\$120-\$149	68	36	9	30	82	24	68	13	30	23
\$150-\$199	93	49	9	30	52	15	11	2	26	20
\$200-\$299	14	7	4	14	5	1	0		1	-
\$300+	0		1	3	2	-	0		0	
No Payment	5	3	3	10	9	3	17	3	10	8
Total	190	100	30	100	344	100	527	100	130	100
Median	\$ 158		\$ 153		\$ 104		\$ 74		\$ 119	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	31.02		31.03		32.01		32.02		33.01	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5000	3	-	17	3	10	6	32	9	198	33
\$5,000-\$9,999	7	-	166	27	24	15	93	25	233	38
\$10,000-\$14,999	201	20	373	62	41	26	160	43	80	13
\$15,000-\$19,999	609	60	41	7	37	23	57	15	68	11
\$20,000-\$24,999	163	16	4	1	15	9	23	6	22	4
\$25,000-\$34,999	30	3	1	-	21	13	5	1	3	-
\$35,000-\$49,999	2	-	1	-	6	4	3	-	4	-
\$50,000+	0		1	-	6	4	0		0	
Total	1,015	99	604	100	160	100	373	99	608	99
Median	\$17,100		\$11,200		\$15,700		\$11,700		\$ 6,700	
Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	1	-	47	12	29	12	18	8	85	24
\$40-\$59	7	3	55	15	98	39	38	17	87	25
\$60-\$79	10	5	93	25	59	24	99	44	46	13
\$80-\$99	10	5	85	23	6	2	30	13	21	6
\$100-\$119	18	9	64	17	11	4	15	7	7	2
\$120-\$149	59	29	19	5	2	1	12	5	5	1
\$150-\$199	96	46	1	-	3	1	1	-	4	1
\$200-\$299	1	-	0		0		0		0	
\$300+	0		0		0		0		0	
No Payment	7	3	11	3	44	17	12	5	99	28
Total	209	100	375	100	252	100	225	100	354	100
Median	\$ 148		\$ 78		\$ 56		\$ 69		\$ 52	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	33.02		34		35		36		37	
	No.	%	No.	%	No.	%	No.	%	No.	%
Owner-Occupied										
D.U.s by Value	21	6	66	8	48	5	264	24	25	11
\$5,000-\$9,999	74	21	361	43	164	17	380	35	60	26
\$10,000-\$14,999	104	31	259	30	171	17	213	19	64	26
\$15,000-\$19,999	76	22	135	16	259	26	140	13	41	18
\$20,000-\$24,999	39	11	18	2	166	17	52	5	19	8
\$25,000-\$34,999	27	8	10	1	137	14	34	3	11	5
\$35,000-\$49,999	5	1	1	-	27	3	12	1	11	5
\$50,000+	1	-	0		12	1	3	-	3	1
Total	347	100	850	100	984	100	1,098	100	234	100
Median	\$13,400		\$10,000		\$17,100		\$ 8,500		\$12,600	
Renter-Occupied										
D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	9	4	9	3	28	5	20	5	35	13
\$40-\$59	13	5	81	24	124	24	87	22	76	27
\$60-\$79	29	12	132	40	148	29	142	36	39	14
\$80-\$99	70	28	62	19	49	9	73	18	9	3
\$100-\$119	61	24	17	5	54	10	33	8	6	2
\$120-\$149	43	17	10	3	60	12	17	4	2	1
\$150-\$199	5	2	0		15	3	7	2	0	
\$200-\$299	1	-	0		4	1	2	-	0	
\$300+	0		0		0		0		0	
No Payment	20	8	21	6	34	7	18	5	110	40
Total	251	100	332	100	516	100	399	100	277	100
Median	\$ 98		\$ 68		\$ 69		\$ 69		\$ 52	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	38		39		40		41		42	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	16	2	11	19	101	35	26	3	23	28
\$5,000-\$9,999	72	9	26	46	112	39	177	18	24	30
\$10,000-\$14,999	211	27	5	9	24	8	407	41	13	16
\$15,000-\$19,999	239	30	4	7	18	6	213	22	10	13
\$20,000-\$24,999	127	16	0		14	5	56	6	3	4
\$25,000-\$34,999	106	13	4	7	16	6	48	5	6	8
\$35,000-\$49,999	21	3	3	5	3	1	32	3	1	1
\$50,000+	2		4	7	2	-	18	2	0	
Total	794	100	57	100	290	100	977	100	80	100
Median	\$16,800		\$ 7,600		\$ 6,500		\$13,600		\$ 8,300	
34. Renter-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	26	7	32	20	18	5	12	2	17	19
\$40-\$59	69	21	13	9	179	50	119	20	25	28
\$60-\$79	73	22	47	31	106	30	254	43	13	15
\$80-\$99	59	18	32	21	8	2	87	15	7	8
\$100-\$119	31	9	0		4	1	34	6	4	4
\$120-\$149	34	10	0		2	1	35	5	2	2
\$150-\$199	11	3	0		0		5	1	1	1
\$200-\$299	2	1	0		0		4	1	0	
\$300+	0		0		0		0		0	
No Payment	31	9	29	19	42	11	43	7	20	23
Total	336	100	153	100	359	100	593	100	89	100
Median	\$ 76		\$ 73		\$ 56		\$ 69		\$ 55	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	43		44		45		46		47	
Owner-Occupied										
D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	4	7	92	8	14	44	12	9	92	16
\$5,000-\$9,999	2	4	283	23	10	31	20	15	203	35
\$10,000-\$14,999	10	19	392	32	6	19	67	49	172	30
\$15,000-\$19,999	25	46	235	20	2	6	20	15	80	14
\$20,000-\$24,999	8	15	111	9	0		3	2	24	4
\$25,000-\$34,999	5	9	60	5	0		6	4	7	1
\$35,000-\$49,999	0		23	2	0		4	3	3	-
\$50,000+	0		9	1	0		4	3	3	-
Total	54	100	1,205	100	32	100	136	100	584	100
Median	\$17,700		\$12,800		\$ 5,600		\$12,200		\$ 9,900	
Renter-Occupied										
D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	2	6	212	20	18	14	26	10	32	6
\$40-\$59	5	14	350	32	9	7	26	10	238	44
\$60-\$79	8	23	260	24	10	8	50	18	167	31
\$80-\$99	1	3	92	9	1	1	31	11	51	9
\$100-\$119	6	17	69	6	8	7	11	4	16	3
\$120-\$149	3	8	43	4	1	1	3	1	8	1
\$150-\$199	1	3	9	1	0		0		1	-
\$200-\$299	1	3	1	-	0		2	1	0	
\$300+	0		1	-	0		0		0	
No Payment	8	23	40	4	79	62	123	45	31	6
Total	35	100	1,077	100	126	100	272	100	544	100
Median	\$ 76		\$ 58		\$ 53		\$ 67		\$ 59	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	48		49		50		51.01		51.02	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	48	7	15	3	9	1	4	3	0	
\$5,000-\$9,999	189	26	88	15	78	9	32	26	2	1
\$10,000-\$14,999	286	39	245	44	220	24	39	32	29	9
\$15,000-\$19,999	136	19	142	24	265	30	30	25	187	58
\$20,000-\$24,999	30	4	37	6	197	22	9	7	74	23
\$25,000-\$34,999	15	2	19	3	82	9	6	5	30	9
\$35,000-\$49,999	23	3	17	3	30	3	3	2	1	-
\$50,000+	4	-	11	2	14	2	0		1	-
Total	731	100	574	100	895	100	123	100	324	99
Median	\$11,900		\$13,800		\$17,500		\$12,300		\$18,700	
Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	71	11	3	1	33	5	31	30	5	11
\$40-\$59	304	45	43	14	142	22	19	19	2	5
\$60-\$79	188	28	114	37	209	32	13	13	1	2
\$80-\$99	54	8	70	23	135	20	3	3	1	2
\$100-\$119	16	2	34	11	50	8	1	1	3	7
\$120-\$149	2	-	28	9	44	7	1	1	6	14
\$150-\$199	0		2	-	13	2	2	2	7	16
\$200-\$299	1	-	1	-	1	-	0		1	2
\$300+	0		0		2	-	0		0	
No Payment	37	5	14	4	31	5	32	31	18	41
Total	673	99	309	99	660	100	102	100	44	100
Median	\$ 57		\$ 78		\$ 73		\$ 44		\$ 125	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	52		53		54		55.01		55.02	
Owner-Occupied										
D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	21	2	S		23	2	20	11	50	9
\$5,000-\$4,999	101	11	U		129	9	44	23	68	12
\$10,000-\$14,999	219	23	P		324	22	55	29	190	33
\$15,000-\$19,999	291	32	P		331	23	32	17	142	25
\$20,000-\$24,999	150	16	R		252	17	21	11	77	13
\$25,000-\$34,999	101	11	E		262	18	9	5	36	6
\$35,000-\$49,999	41	4	S		120	8	8	4	14	2
\$50,000+	10	1	S		15	1	0	-	1	
Total	934	100	E		1,456	100	189	100	578	100
Median	\$17,000		D		\$18,900		\$12,900		\$14,600	
Renter-Occupied										
D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	54	10	20	1	15	2	8	7	34	6
\$40-\$59	56	11	167	5	32	4	10	9	42	7
\$60-\$79	114	21	400	13	117	15	20	18	73	12
\$80-\$99	95	18	951	30	137	17	31	27	71	12
\$100-\$119	72	13	601	19	140	18	14	12	38	6
\$120-\$149	52	10	396	12	174	22	12	11	151	24
\$150-\$199	12	2	171	5	88	11	3	3	118	19
\$200-\$299	3	1	7	2	26	3	0		4	1
\$300+	0		0		2	-	0		0	
No Payment	76	14	404	13	64	8	15	13	83	13
Total	534	100	3,117	100	795	100	113	100	614	100
Median	\$ 81		\$ 97		\$ 109		\$ 88		\$ 121	

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	56		57 ¹		58		59		60	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	29	6	23	15	0		9	2	19	17
\$5,000-\$9,999	98	20	67	42	35	11	70	16	13	11
\$10,000-\$14,999	227	46	53	33	116	36	187	42	10	9
\$15,000-\$19,999	92	19	13	10	125	40	123	27	19	17
\$20,000-\$24,999	34	7	1	-	30	9	30	7	11	10
\$25,000-\$34,999	12	2	0		5	2	24	5	21	18
\$35,000-\$49,999	0		0		5	2	4	1	17	15
\$50,000+	0		1	-	0	-	1	-	5	3
Total	492	100	158	100	316	100	448	100	115	100
Median	\$12,600				\$15,200		\$13,600		\$19,200	
Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	17	5	3	-	11	3	21	5	15	20
\$40-\$59	33	10	0		29	8	72	17	17	23
\$60-\$79	105	31	32	2	87	25	134	32	2	2
\$80-\$99	97	29	25	1	90	26	107	25	8	11
\$100-\$119	52	15	215	10	64	19	46	11	0	
\$120-\$149	17	5	46	2	50	15	23	5	2	2
\$150-\$199	1	-	14	1	5	1	2	-	1	1
\$200-\$299	0		1	-	0		0		0	
No Payment	16	5	1,761	84	12	3	20	5	30	40
Total	338	100	2,097	100	348	100	425	100	75	99
Median	\$ 81		\$ 111		\$ 87		\$ 76		\$ 44	

1

The housing values were taken from the STP2-1 Census Printout. The rentals are from the Census Bureau Table H-1.

KERN COUNTY

HOUSING VALUES AND RENTS BY CENSUS TRACT

Census Tract	61		62		63		64		County Total	
Owner-Occupied D.U.s by Value	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$5,000	20	2	51	30	146	19	321	32	2,841	6
\$5,000-\$9,999	149	18	58	34	296	38	507	41	9,838	18
\$10,000-\$14,999	319	38	21	12	203	26	316	14	16,158	30
\$15,000-\$19,999	207	24	19	11	79	10	116	7	12,517	23
\$20,000-\$24,999	99	12	13	8	32	4	34	3	5,793	11
\$25,000-\$34,999	41	5	9	5	18	2	15	1	4,256	8
\$35,000-\$49,999	9	1	1	-	7	1	6	1	1,471	3
\$50,000+	1	-	0		1	-	4	1	612	1
Total	845	100	172	100	782	100	1,319	100	53,486	100
Median	\$14,000		\$ 7,100		\$ 9,200		\$ 8,100		\$14,400	
Renter-Occupied D.U.s by Rent	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$40	23	5	83	20	88	12	64	7	1,996	5
\$40-\$59	98	21	126	30	354	48	362	38	7,225	19
\$60-\$79	157	34	32	8	198	27	317	33	9,445	24
\$80-\$99	92	20	13	3	52	7	120	13	6,483	17
\$100-\$119	37	8	8	2	5	1	26	3	3,867	10
\$120-\$149	35	8	2	-	6	1	14	1	3,705	9
\$150-\$199	9	2	1	-	0		1	-	1,630	4
\$200-\$299	0		1	-	0		0		345	1
\$300+	0		0		0		0		19	-
No Payment	10	2	154	36	28	4	46	5	4,290	11
Total	461	100	420	99	731	100	950	100	39,005	100
Median	\$ 73		\$ 48		\$ 55		\$ 61		\$ 77	

RATIO OF WHITES TO NEGROES
KERN COUNTY

<u>County</u>	<u>Delano 48-49-50</u>	<u>Bakersfield</u>
300,315	White 11,850	58,098
18,637	Negro 555	9,243
5.7%	% Negro 4.5%	13.3%

<u>McFarland 47</u>	<u>Wasco 44</u>	<u>Shafter 41</u>
White 4,136	7,157	4,987
Negro 4	786	5
% 0.1%	9.7%	0.1%

<u>Taft 35</u>	<u>South Taft 36</u>	<u>Ford City 34</u>	<u>Maricopa Area 33.01</u>
White 4,288	4,287	3,514	4,345
Negro -	2	-	2
% -	-	-	-

<u>Arvin 63</u>	<u>Tehachapi 61</u>	<u>Mohave 59 Unincorporated</u>
White 5,289	4,514	2,686
Negro 97	7	6
% 1.7%	0.2%	0.2%

<u>Ridgecrest 54</u>	<u>Rosamond 58 Unincorporated</u>	<u>Boron 56 Unincorporated</u>
White 8,256	2,327	2,850
Negro 130	41	11
% 1.5%	1.7%	0.4%

Lamont 64 Unincorporated

White 8,568
Negro 1
%

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